

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2282

Wednesday, August 1, 2001, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Selph	Bruce	Boulden, Legal
Carnes		Dunlap	
Harmon		Huntsinger	
Hill		Stump	
Horner			
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, July 30, 2001 at 10:08 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

Minutes:

Approval of the minutes of July 18, 2001, Meeting No. 2280

On **MOTION** of **HORNER**, the TMAPC voted 8-0-1 (Carnes, Harmon, Hill, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; Bayles "abstaining"; Midget, Selph "absent") to **APPROVE** the minutes of the meeting of July 18, 2001, Meeting No. 2280.

Mr. Midget in at 1:35 p.m.

REPORTS:

Chairman's Reports:

Mr. Harmon welcomed Planning Commission's new member, Stacey Bayles.

Mr. Harmon reported that the Planning Commission received a timely request for a continuance for Z-6827/PUD-654 from an interested party. The request is for August 15, 2001 and it is the Planning Commission's understanding that the representative, Roy Johnsen, is agreeable to the continuance.

Interested Parties Comments:

Three interested parties indicated that they were in favor of the continuance to August 15, 2001.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **CONTINUE** Z-6827/PUD-654 to August 15, 2001 at 1:30 p.m.

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Mr. Harmon announced that Item 14, Z-6826 has been withdrawn by the applicant and would not be heard.

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Committee Reports:

Rules and Regulations Committee

Mr. Westervelt reported that the Committee recommends that staff set a date for public hearing, regarding downzoning of Terrace Drive Neighborhood to Residential Single-Family (RS).

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **CALL FOR A PUBLIC HEARING** to consider or take action regarding downzoning Terrace Drive Neighborhood to Residential Single-Family (RS).

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Director's Report:

Mr. Stump reported that there are two items on the City Council agenda for Thursday, August 2, 2001.

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SUBDIVISIONS

L-19261 - Mike Marrara (PD-4) (CD-4)

Location: 1230 South Birmingham Avenue

Staff Recommendation:

An application has been filed to split a 65' X 140' tract (Proposed Tract 2) from an existing three-plus lot parcel. Both resulting tracts meet the RS-3 bulk and area requirements. Although the existing full tract has four side-lot lines, the proposed lot-split will create a new tract having four side-lot lines, requiring a waiver of the Subdivision Regulations. Therefore, the applicant is seeking a waiver of Subdivision Regulations that each tract have no more than three side-lot lines.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split.

There were no interested parties wishing to speak.

The applicant was not present.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the waiver of Subdivision Regulations and of the lot-split for L-19261 as recommended by staff.

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L-19265 - Ruth Johnson (PD-15) (County)

Location: 8515 East 96th Street North

Staff Recommendation:

The applicant has applied to split a ten-acre tract into a 3.3 and 6.6-acre tracts. Both tracts meet the AG bulk and area requirements and right-of-way requirements; however, the applicant desires to use an alternative sewage system on Tract 1, requiring a waiver of the Subdivision Regulations. Therefore,

the applicant is asking for a waiver of Subdivision Regulation 6.5.4.(e) requiring a passing soil percolation test.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the waiver of Subdivision Regulations and of the lot-split for L-19261 as recommended by staff.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-19242 – Sisemore Weisz & Associates, Inc. (1483)</u> East 89 th Street & 79 th East Avenue (approximately)	(PD-18) (CD-8)
<u>L-19250 – Sam Gardner (2013)</u> 9201 North Delaware	(PD-12) (County)
<u>L-19251 – Kathrine Allen (3623)</u> 8301 East 132 nd Street North	(PD-14) (County)
<u>L-19253 – Tulsa Development Authority (3602)</u> 1443 North Boston Avenue	(PD-2) (CD-1)
<u>L-19254 – Tulsa Development Authority (2502)</u> 1503 North Cheyenne	(PD-2) (CD-1)
<u>L-19258 – Val Childers (1992)</u> 7200 Block West 35 th Street	(PD-23) (County)
<u>L-19259 – Keith Boston (402)</u> 13821 East 60 th Place North	(PD-15) (County)
<u>L-19260 – City of Tulsa (2402)</u> 1208 Mohawk Boulevard	(PD-2) (CD-1)
<u>L-19262 – City of Tulsa (1194)</u> 17102 East 11 th Street	(PD-17) (CD-6)
<u>L-19263 – Venus Monyhan (113)</u> 8821 East 120 th Street North	(PD-15) (County)
<u>L-19267 – Wilma Matlock (3590)</u> 5134 South 201 st West Avenue	(PD-23) (County)
<u>L-19268 – Perry Dunham (1694)</u> Southeast corner East 21 st Street & 129 th East Avenue	(PD-17) (CD-6)

L-19269 – James Hunter (3092)

(PD-23) (County)

6621 West Skyline Drive

L-19271 – Sack & Associates, Inc. (2603)

(PD-16) (CD-3)

2107 North Sheridan Road

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-1** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; Westervelt "abstaining"; Selph "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

FINAL PLAT:

Oil Capital Federal Credit Union (PUD-630) (3393)

(PD-18) (CD-7)

South side of east 51st Street between South Oswego and South Richmond.

Staff Recommendation:

The plat consists of three lots in two blocks on 1.7 acres. The property would be bisected by 51st Place. The Oil Capital Credit Union will be located on the lot to north; the two southern lots will be used for residential purposes.

Releases are in order. Staff recommends **APPROVAL** of the final plat.

TMAPC Comments:

Ms. Pace asked staff if 51st Place would go through. In response, Mr. Bruce answered affirmatively.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the final plat for Oil Capital Federal Credit Union as recommended by staff.

PLAT WAIVER:

PUD-405-J (2084)

(PD-18) (CD-8)

Location: South of the southwest corner of East 93rd Street and South Memorial Drive

Staff Recommendation:

A major amendment to the PUD was approved in June of this year. The only significant change was to add an auto wash as included within Use Unit 17. The major amendment triggered the platting requirement. The tract has already been platted under the requirements of the PUD. The applicant has submitted amendment to plat and certificate of dedication (attached). Staff has reviewed the amendments and finds they concur with the standards of the PUD. Staff recommends **APPROVAL** of the plat waiver and amendment to plat and certificate of dedication.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|--|------------|-----------|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street R/W? | X | |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|---|---|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Will restrictive covenants be filed by separate instrument? | X | |
| 6. Infrastructure requirements: | | |
| a) Water | | |
| i. Is a main line water extension required? | | X |
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |

	Yes	No
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the plat waiver for PUD-405-J, subject to conditions as recommended by staff.

CONTINUED ZONING PUBLIC HEARING

APPLICATION NO.: PUD-587-4

MINOR AMENDMENT

Applicant: Charles Norman

(PD-18) (CD-8)

Location: Southwest corner of East 81st Street and South Yale

Staff Recommendation:

The applicant is requesting a minor amendment to allow a reallocation of floor area for commercial uses in Development Area A, to delete a required screening fence or wall along the south boundary of Lot 1, Block 1 (Development Area A), Village Park, to delete the prohibition of light standards within 50 feet of Lot 2, Block 1, Village Park (Development Area B), and to amend the maximum building height of buildings to be one story not exceeding 25 feet in height, provided architectural elements may exceed the maximum building height with detail site plan review.

Development Area A allows a maximum of 53,000 square feet of building floor area. The applicant proposes to split Development Area A, per the pending replat of the property, into Lot 1 with 18,000 square feet of maximum floor area and into Lot 2 with 35,000 square feet of maximum floor area, both in Village Park of Tulsa II (pending replat).

The applicant also proposes that no screening fence or wall be required between Development Areas A and B. The existing development standards require "a six-foot high, or greater, screening wall or fence shall be provided along the southern boundary of Development Area A" to screen the commercial area from the residential area.

The third amendment proposed requests that the requirement that "there shall be no light standards within 50 feet of Development Area B" be deleted. "Light standards or building mounted lights within 150 feet of Development Area B, which are on the south side of buildings in Area A, shall not exceed 24 feet in height."

The fourth amendment proposes that the maximum height of buildings be one story not exceeding 25 feet, provided architectural elements may exceed the maximum building height with detail site plan approval by the Tulsa Metropolitan Area Planning Commission.

Staff can agree with the proposed reallocation of maximum floor area for Development Area A as long as all other existing Planned Unit Development standards remain as approved. Staff finds a screening fence is still needed between residential and commercial development areas.

Since new standards for protecting residential areas from light in parking lots have recently been adopted (Section 1303.C.), staff finds that if the light fixtures comply with this new requirement there is no need for the setback standards in this PUD.

Staff can recommend **APPROVAL** of the requested amendment to reallocate maximum floor area per a replat of Lot 1, Block 1, Village Park of Tulsa with all existing PUD development standards remaining as approved. Staff recommends **DENIAL** of the requests to delete screening fence or wall requirements between Development Areas A and B and **APPROVAL** of deleting the 50-foot setback requirement from Development Area B for light standards. Staff recommends **APPROVAL** of the one-story, 25-foot maximum height with the condition that architectural elements not exceed 33 feet in height with detail site plan approval of the Tulsa Metropolitan Area Planning Commission.

Related Item:

APPLICATION NO.: PUD-587

DETAIL SITE PLAN

Applicant: Charles Norman

(PD-18) (CD-9)

Location: Southwest corner of East 81st Street and South Yale

Staff Recommendation:

The applicant is requesting detail site plan approval for a new 14,490 square foot Walgreen's store. There is a request for minor amendments related to this site plan under PUD-587-4 on this Planning Commission agenda.

The applicant is also processing a replat for this site which will be known as Village Park of Tulsa II. The site plan as submitted meets the standards for the approved PUD if the minor amendment for PUD-587-4 is approved.

Trash enclosure elevations and a detail lighting plan need to be submitted to assure compliance with all PUD standards.

Staff can recommend **APPROVAL** of the detail site plan submitted per the requirements of the minor amendments for PUD-587-4, with the condition that the trash enclosure details and lighting plans meet code and PUD standards.

TMAPC Comments:

Mr. Harmon asked where the screening fence would be located. In response, Mr. Stump stated that the fence would be located along the southern boundary and should be adjusted to follow the roadway, since the roadway doesn't follow the boundaries exactly between Areas A and B.

Applicant's Comments:

Bill LaFortune, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, representing the contract purchaser of Walgreen's, which would be located on the corner. He indicated that he is in agreement with the staff recommendation except for the screening wall issue. Mr. LaFortune submitted photographs (Exhibit A-1). Mr. LaFortune cited the various locations and views of the photographs.

Mr. LaFortune stated that there is a senior citizen living center to the south of the subject property and Walgreen's would be providing services for the occupants of the living center. He commented that the owners of the living center agree with the concept of deleting the screening fence in order to allow better pedestrian traffic for their occupants. He explained that with the detail landscape plan that he has submitted, the significant trees would achieve the same purpose of a screening fence and be more attractive.

TMAPC Comments:

Mr. Harmon asked what would be done with the land north of the proposed screening fence area. In response, Mr. LaFortune stated that it would be developed and would be a similar type of use such as Walgreen's.

Bruce Bolzle, 5550 S. Lewis, Tulsa, Oklahoma 74105, developer of the proposed project, stated that Cypress Realty is the owner of both the senior housing project and the subject tract. He explained that the senior housing project sits 125 or 150 feet back from the circle road because there is parking in front of the senior housing. He further explained that the first residence is easily 200 feet-plus back from the property line of the subject commercial development.

Mr. Westervelt asked about the orientation for the future buildings. In response, Mr. Bolzle stated that it is currently planned to divide the four and half acres into four parcels. Mr. Bolzle explained that the users with whom he is working may need more parking than otherwise one would normally find with a typical fast-food restaurant. Mr. Bolzle indicated that currently, he is talking to good sit-down quality restaurants and banks. Mr. Bolzle stated that he has only platted two lots and then he may possibly do lot-splits at the appropriate place. Mr. Bolzle indicated that there might be a remainder piece of property in the southwest corner and it is planned to be a medical office site that would face the ring-road. The other two uses would either face 81st Street or South Yale.

Mr. Westervelt asked Mr. Bolzle whether, if the Planning Commission would consider waiving the screening fence requirement, he would be willing to state that the two tracts to the south, that may be split, would be oriented to the south and not have service and rear entrance onto the ring-road in front of the housing. In response, Mr. Bolzle stated that orientation would be to the street, 81st Street or Yale. Mr. Bolzle stated that each parcel would have to come back to the Planning Commission for consideration under a detail PUD site plan. Mr. Bolzle

explained that he is requiring that each property owner provide detailed buffering and screening of obnoxious types of uses (storage buildings, dumpsters, etc.). Mr. Bolzle stated that Cypress would continue to own the senior housing for the long term and they are very sensitive to what their residents would see across the drive. Mr. Bolzle commented that while developing the subject PUD, he was very sensitive to these issues and he has required that Walgreen's submit a substantial landscape screening requirement along their south property line.

Mr. Carnes stated that senior citizens do not want screening fences. He further commented that screening fences are the most fearful thing for the residents to have, because they are concerned of what could be lurking on the other side of the fence.

Mr. Stump stated that staff's concern is the orientation of the buildings as well. It is not favorable to have offices facing into the rear of a commercial property or vice versa. Staff did not want to eliminate the screening requirement if there would be a need for it. Staff could compromise by supporting eliminating the mandatory requirement, but keeping the possibility that at detail site plan approval the screening or buffering may be required.

Ms. Pace asked if the developer would screen the HVAC on the roof top. In response, Mr. Bolzle stated that he has required that Walgreen's screen all of the HVAC units; however, the subject tract does substantially increase in height to the south. He commented that the topography is another reason the screening fence would not be of substantial benefit, except for pedestrians. He explained that most of the residents would be able to see into the site regardless of a screening fence and screening the HVAC units. Ms. Pace asked if the HVAC screening would be indicated on the detail site plan. In response, Mr. Bolzle stated that the elevations are on the site plan. Mr. Westervelt stated that with the topography being so steep the developer wouldn't be able to fully screen the HVAC from everyone. Mr. Westervelt further stated that the HVAC units would be screened from the street level and pedestrian level.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** of the minor amendment for PUD-587-4 and to **APPROVE** the detail site plan for PUD-587, subject to deleting the required screening fence, noting that the Planning Commission reserves the right to re-institute the screening fence if necessary, subject to the text showing that the HVAC units would be screened from the street level of the surrounding properties.

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ZONING PUBLIC HEARING

APPLICATION NO.: PUD-527-B

ABANDON PUD-527-A

Applicant: J. Don Walker

(PD-26) (CD-8)

Location: Northeast corner of East 121st Street and South Yale

Staff Recommendation:

PUD-527 was approved by the Tulsa city Council in February 1995. The original approval was for approximately nine acres of commercial uses at the northeast corner of the subject tract and approximately eleven acres of residential uses that wrapped around the proposed commercial on the north and east. The original approval was for 108,900 SF of commercial uses and 42 single-family dwellings. The commercial development area had 840 feet of frontage on South Yale Avenue and 480 feet of frontage on East 121st Street. The residential area had access to Yale Avenue and 121st Street.

The major amendment (PUD-527-A) reconfigured the Development Areas. The commercial area had 611 feet of frontage on South Yale Avenue and 658.76 feet on East 121st Street South. All of the residential uses were north of the commercial uses. The primary access to the residential area was from Yale Avenue, with emergency access to East 119th Street South (a private street that stubs on the residential area). The major amendment allowed the same maximum square footage of floor area for commercial uses (108,900 SF) and two more single-family dwellings; i.e., 44 dwelling units instead of the previously-approved 42 units.

The applicant is proposing to abandon PUD-527-A and revert to the previously approved standards of PUD-527.

Staff finds that the conditions in the area have not changed significantly since the original request was found appropriate and recommends **APPROVAL** of the request to abandon PUD-527-A and revert to the standards of PUD-527.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of the request to abandon PUD-527-A and revert to the standards of PUD-527 as recommended by staff.

Legal Description for PUD-527-B Abandonment:

Beginning at the Southwest corner of Section 34, T-18-N, R-13-E of the IBM, Tulsa County, State of Oklahoma, thence due North along the West line of said SW/4, SW/4 of Section 34 a distance of 1,320.07'; thence S 89°52'14" E a distance of 815.08' to a point on the Westerly line of Hunter's Hills Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thence Southerly along said West line as follows: S 05°43'12" E a distance of 34.45'; thence S 01°05'58" E a distance of 166.10'; thence N 89°52'14" W a distance of 162.00'; thence S 00°02'54" W a distance of 1,120.00' to a point on the South line of said SW/4, SW/4 of Section 34; thence N 89°50'50" W along said South line a distance of 658.76' to the Point of Beginning, and located in the northeast corner of East 121st Street South and South Yale Avenue, Tulsa, Oklahoma, **From:** PUD-527-A **To:** PUD-527-B.

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APPLICATION NO.: PUD-244-3

MINOR AMENDMENT

Applicant: Mary Martin

(PD-18) (CD-7)

Location: Southwest corner of East 51st Street and South Yale

Staff Recommendation:

The applicant is requesting a minor amendment to permit a five-foot by 48-foot (240 square foot) building wall sign for the American Cancer Society on the office building east elevation. The approved PUD standards allow two ground signs not exceeding four feet in height and 32 square feet in area. A minor amendment granted in February of 1994 allowed a wall sign on the north building face not to exceed 100 square feet in size. An approved wall sign for Hanover Insurance per this amendment exists on the north building face and is 75 square feet in size.

Staff can support additional signage for this applicant on the east-facing elevation. Surrounding uses include commercial uses, the busy intersection of 51st Street and South Yale Avenue, and La Fortune Park. Staff would not like to see any additional signage on this building side, as the building is located in a Planned Unit Development and visual clutter and the inability to read other signs, especially while driving, will result.

The underlying zoning for the site is CS (commercial shopping) which would allow up to two square feet per each lineal foot of the building wall to which the sign is affixed. The applicant shows the building wall for their sign to be 85 feet in length, thereby allowing up to 170 square feet of wall signage for the east building wall if the property were not zoned with a Planned Unit Development overlay. Staff views this as a generous amount of additional signage for the PUD.

Staff recommends **APPROVAL** of signage on the east building wall as proposed with the condition that the sign be a maximum of 170 square feet in size.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the minor amendment for PUD-244-3, subject to conditions as recommended by staff.

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OTHER BUSINESS:

APPLICATION NO.: PUD-360-A

DETAIL SITE PLAN

Applicant: V.M. Piland

(PD-18) (CD-8)

Location: North and west of the northwest corner of East 91st Street and South Memorial

Staff Recommendation:

The applicant is requesting detail site plan approval for a shopping center expansion. The plan is for two phases of development for a "strip center shell building" in the newly created Development Area 2-A-2. The detail site plan proposed is for two new buildings with one building containing 9,350 square feet and the other building containing 14,625 square feet. These proposed sizes meet with the maximum floor area recently approved for Tract A of Development Area 2-A-2 of 25,436 square feet.

The site plan as submitted now includes elevations and locations for trash enclosures and a lighting plan for the property. A minor amendment for a restaurant use was approved in August of 2000 with conditions for this area of the PUD. Parking spaces provided for the detail site plan have been submitted for a 4,800 square foot restaurant use.

Staff recommends **APPROVAL** of the detail site plan as submitted with the condition that the restaurant use be limited to 4,800 square feet in the Phase II building as proposed by the applicant.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the detail site plan for PUD-360-A, subject to conditions as recommended by staff.

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APPLICATION NO.: PUD-431

Applicant: Robert Day

Location: 6226 East 101st Street

DETAIL SITE PLAN

(PD-26) (CD-8)

Staff Recommendation:

The applicant is requesting detail site plan approval for a 12,395 square foot office building at 6226 East 101st Street. The use proposed and the size of the building are in conformance with the Planned Unit Development on the site.

The site plan as proposed meets the requirements of the approved PUD. Details have been provided, including trash enclosure elevations and lighting standard plans. The applicant states that there will be no medical offices located in the building and the parking requirements are met with no medical uses on the site.

One of the conditions of the approval of the development standards was that the building on this site be "residential in design and character". Staff is of the opinion that the proposed design meets this standard.

Staff can recommend **APPROVAL** of the detail site plan as submitted.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the detail site plan for PUD-431 as recommended by staff.

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RESOLUTION NO. 2282-838

**A RESOLUTION AMENDING
THE TULSA METROPOLITAN MAJOR STREET AND HIGHWAY PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 28th day of February, 1968 this Commission, by Resolution No. 696:289, did adopt the Tulsa Metropolitan Major Street and Highway Plan as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 25th day of July, 2001, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted Tulsa Metropolitan Major Street and Highway Plan Map, to change the designation of that portion of West 23rd Street between Southwest Boulevard and the western edge of the 23rd Street Bridge from Secondary Arterial to Urban Arterial street.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that the amendments to the Tulsa Metropolitan Major Street and Highway Plan Map, as above set out, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this 15th day of August, 2001.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this 1st day of August, 2001.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of Resolution No. 2282-838 amending the Major Street and Highway Plan as recommended by staff.

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

Date Approved: 8-15-01



Chairman

ATTEST: 
_____ Secretary