

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1786  
Wednesday, **April 4, 1990**, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 2nd Vice Chairman	Doherty Kempe	Gardner Setters	Linker, Legal Counsel
Coutant	Randle	Stump	
Draughon, Secretary	Rice		
Paddock			
Parmele			
Wilson, 1st Vice Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 3, 1990 at 11:05 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Wilson called the meeting to order at 1:34 p.m.

**MINUTES:**

**Approval of the Minutes of March 21, 1990, Meeting #1784:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Minutes of March 21, 1990, Meeting #1784**.

**REPORTS:**

**Committee Reports:**

Mr. Paddock commented on the continued review by the **Rules and Regulations Committee** on the proposed language for amendments to the Zoning Codes as relates to signs.

SUBDIVISIONS:

**ACCESS CHANGE ON RECORDED PLAT:**

**Electronic Research & Development (384)** NE/c of E Admiral Pl & So 145th E Ave

Staff advised the purpose of the request is to move one access point 35' east and widen the access from 40' to 60' to accommodate truck traffic. The Traffic Engineer and Staff recommend APPROVAL as requested.

**TMAPC ACTION: 7 members present**

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Access Change on Recorded Plan for Electronic Research & Development Center**, as recommended by the Traffic Engineer and Staff.

**EXTENSION OF APPROVAL:**

(First requests; one year extension recommended)

**Kayo III (PUD 378)(2683)** SW/c of East 101st Street & South Memorial (CS)

**Lansing Industrial Park III (3602)** SE/c of E. Pine & N. Lansing (CH, CS, IL)

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** a **One Year Extension of Approval for Kayo III and Lansing Industrial Park III**, as recommended by Staff.

**REQUEST FOR WAIVER: (Section 260)**

**BOA 15392 Conservation Acres (3003)** 1928 North Lewis Avenue (CS, RS-3)

This is a request to waive plat on the north 156.54' of Lot 1, less the east 8.5' for right-of-way and the east 100' of Lot 2, Block 4 of the above subdivision. A church on this site was destroyed by fire and a Board of Adjustment application has been approved for the new building. Since this is a new application, it is "subject to plat" under this Board case. The property is already platted, but the original plat was filed in 1918, so substandard rights-of-way still exist. Staff would recommend approval of the waiver, subject to the following conditions:

BOA-15392 Conservation Acres - Cont

- a) Dedication of right-of-way on North Lewis to meet the Major Street Plan requirement of 50' from centerline (16.5' platted, plus 8.5' dedicated plus 25' required new dedication to equal 50').
- b) Dedication of right-of-way on East Ute to meet the minimum street right-of-way requirement of 25' from centerline (20' platted plus 5' required new dedication to equal 25').
- c) Provide a 17.5' utility easement parallel to North Lewis for future relocation of utilities, and the south 11' to cover existing sanitary sewer.
- d) Grading and drainage plan approval by Department of Stormwater Management through the permit process. (On-site detention required for any increase in imperviousness.
- e) Fire hydrant location subject to review and approval of Water and Fire Departments.
- f) Access control agreement for access point on North Lewis, subject to approval of Traffic Engineering.

The applicant was represented by W. G. Nelson.

Staff advised that applicant had been made aware of these conditions on 3/21/90 and agreed in writing, to comply with same.

The TAC voted unanimously to recommend **approval** of the WAIVER OF PLAT on BOA-15392, subject to the conditions outlined by Staff and the Technical Advisory Committee.

**TMAPC ACTION: 7 members present**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Waiver Request for BOA 15392 Conversation Acres**, subject to the conditions as recommended by the TAC and Staff.

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**Z-6276 (Unplatted)(3293)** SE/c of East 56th Place & South Lewis Avenue (OL)

This is a request to waive plat on a small tract 140' x 116.8' that is unplatted and contains an existing residence. It has been rezoned to office use and the existing house will be retained for the proposed office uses. Staff has no objection to the request, subject to the following:

Z-6276 (Unplatted) - Cont

1. Verify right-of-way dedications on South Lewis. It appears to be dedicated the full 50' as required by the Street Plan, but there may be a "gap" between the 24.75' statutory right-of-way and a 10' deed of Dedication recorded 5/20/55 in Book 2609, Page 417. The 15.25' in between is not identified on any of our Atlases, but is shown as dedication. Also provided a 30' radius dedication around the corner to match the radius at the northeast corner of the intersection. (Also required Subdivision Regulations.)
2. Provide 17.5' utility easement parallel to South Lewis as per utilities and an 11' utility easement parallel to the east property line, covering an existing sanitary sewer.
3. Access points shall meet the approval of the Traffic Engineer. (Applicant wants to retain the one access point on Lewis and also have an access to East 56th Place.) An access limitation agreement for South Lewis will be required by Traffic Engineer.
4. Grading and drainage plans for any new driveways and/or construction are subject to approval of the Department of Stormwater Management through the permit process.

The applicant was represented by Roy Johnsen.

The TAC voted unanimously to recommend **approval** of WAIVER OF PLAT on Z-6276, subject to the conditions outlined by Staff and the Technical Advisory Committee.

**TMAPC ACTION: 7 members present**

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Waiver Request for Z-6276 (Unplatted)**, subject to the conditions as recommended by the TAC and Staff.

**LOT SPLITS FOR WAIVER:**

**L-17290 QuikTrip (3493)** SW/c of East 51st St. & South Sheridan Road (CS)

This is a request to split the north 250' of the east 250' into two tracts, resulting in a tract on the corner of approximately 160' x 197' and a 40' x 197' tract to be added to the property to the west owned by Wendy's, thereby increasing their lot width. No Board of Adjustment approvals are needed since the QuikTrip tract meets the zoning requirements and the remainder is being added to an already platted lot of record, making the ownership 40' larger. The only waiver applicable is the difference between an additional 8' of right-of-way required on 51st

L-17290 QuikTrip - Cont

Street for a turn lane and the 3' being dedicated for same. Applicant has been working with the City Engineer on the amount of right-of-way and the actual new property line legal as shown on the plot plan submitted. The right-of-way for both 51st Street and Sheridan has been dedicated for the full 50' so the only difference is the turn lane right-of-way, which if less than 8' would require a waiver of the subdivision Regulations relative to the Street Plan standards. Staff recommends approval, subject to:

- a) Waiver of the turn lane requirement of 8' to the 3' plus corner, subject to approval of the City Engineer.
- b) Grading and drainage plan approval by Stormwater Management through the permit process.
- c) Attachment of the 40' x 197' tract to the adjacent Lot 4, Block 1, Gatewood Center.
- d) Provide 17.5' utility easement parallel to east and north property lines.

The applicant was represented by David Grooms.

Staff was advised by Engineering Department that QuikTrip would construct a sidewalk to City specifications on both 51st Street and Sheridan in lieu of the additional dedication requirement. This arrangement was agreeable with City Engineering.

The TAC voted unanimously to recommend **approval** of L-17290, subject to the conditions as outlined, including the waiver of additional right-of-way.

Comments & Discussion:

Mr. David Grooms, representing QuikTrip, reviewed the proposed plans as presented to the TAC regarding right-of-way dedication, as well as the plans for the sidewalk to be installed on this private property.

Mr. Coutant stated he felt the sidewalk should be listed as a condition of approval for "the sake of clarity". The applicant agreed and Mr. Parmele amended his motion to add condition "e" in regard to the sidewalk.

TMAPC ACTION: 7 members present

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE L-17290 QuikTrip**, subject to the conditions as recommended by the TAC and Staff, and as amended to add condition "e": Construction of a sidewalk to City specifications on both 51st Street and Sheridan Road.

**LOT SPLIT(S) FOR RATIFICATION OF PRIOR APPROVAL:**

L-17291 (3294) Swab-Fox SW/c of 58th Street & South 118th East Avenue

**TMAPC ACTION: 7 members present**

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the Above Listed Lot Split(s) for Ratification of Prior Approval, as recommended by Staff.

**OTHER BUSINESS:**

**PUD 370: Detail Sign Plan**  
SW/c of East 106th Street and South Memorial Drive

**Staff Recommendation:**

The Trinity Presbyterian Church is requesting approval of a ground identification sign to be located 70' from the centerline of Memorial Drive and 140' north of the south boundary of the PUD. The sign is proposed to be 5' high and have a display surface area of 40 square feet. Staff finds the request complies with the PUD requirements, but because of the exceptionally wide right-of-way of Memorial Drive at this point (120' from centerline) the sign's proposed location would be 50' into the street right-of-way. Staff does not oppose this location, but approval should be conditioned on approval by the appropriate state and local agencies. Also, Staff would condition the approval on removal of the temporary identification sign now on the site. Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan subject to the two conditions stated above.

**Comments & Discussion:**

After discussion among Commission members and the applicant (Don Owen of Craig Neon), Staff clarified that, since this application is part of a PUD, the TMAPC is involved in the review process. Involvement by state, city and other local agencies was discussed as to jurisdiction over right-of-way. It was pointed out that a removal contract was usually initiated which states that, if removal of a sign was ever needed for right-of-way, the applicant would do so at his own expense.

**TMAPC ACTION: 7 members present**

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Detail Sign Plan for PUD 370 (Craig Neon)**, as recommended by Staff.

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**PUD 306-7: Minor Amendment to Vary the Front Yard Requirement**  
9156 South Florence Place

**Staff Recommendation:**

The applicant is requesting a minor amendment to vary the 15' front yard requirement to 10' on the east side of Lot 24, Block 1 of Woodside Village IV. The subject tract has frontage on a private street, South Florence Place, to the north and a parking area to the east, creating a corner lot. After review of the applicant's submitted plot plan indicates that, in order to accommodate the proposed structure on the lot, some type of relief is needed. If the structure is relocated 5' west, which meets the front setback, the lot would not meet the rear yard requirement. The applicant is proposing a 15' setback on the north side of the lot where the garage faces.

Staff finds the request to be minor in nature and consistent with the original PUD. Staff also notes that other minor amendment, some of similar nature, have been approved in the subdivision.

Therefore, Staff recommends **APPROVAL** of minor amendment PUD 306-7 subject to the following conditions:

1. The required front yard on the east side of the lot be reduced to 10'.
2. The required side yard on the north side of the lot be increased to 15'.
3. All vehicular access to the garage be from South Florence Place.

**TMAPC ACTION: 7 members present**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to **APPROVE** the **Minor Amendment to PUD 306-7 (Braselton-Dankbar)**, as recommended by Staff.

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**PUD 179-C: Detail Sign Plan**  
East of the SE/c of East 73rd Street and South Memorial Drive

**Staff Recommendation:**

The applicant is requesting approval of a 6' high ground sign containing 32 square feet of display surface area adjacent to 73rd Street on the east 100' of Lot 4, Block 2 of El Paseo. Approval is also requested for two 3' diameter circular wall signs on the western portion of the north face of the office building on the same lot. Staff finds both signs to be in conformance with the sign standards for PUD 179-C. Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan.

PUD 179-C Detail Sign Plan - Cont

TMAPC ACTION: 7 members present

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Carnes, Coutant, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Randle, Rice, "absent") to APPROVE the Detail Sign Plan for PUD 179-C (Oklahoma Neon), as recommended by Staff.

NEW BUSINESS:

The Commission members and Staff discussed an upcoming orientation with the new City Council members on planning and zoning matters which was organized by the City Auditor. The TMAPC members were invited to attend if they desired.

A discussion was also initiated on the possibility of waiving the TMAPC's informal policy of waiting until new appointments were made before holding election of officers.

There being no further business, the Chairman declared the meeting adjourned at 2:17 p.m.

Date Approved

4/18/90

  
Chairman

ATTEST:

  
Secretary