

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1854
Wednesday, September 25, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Doherty	Gardner	Linker, Legal
Carnes	Draughon	Hester	Counsel
Harris	Horner	Lasker	
Midget, Mayor's Designee		Matthews	
Neely, 2nd Vice Chairman		Stump	
Parmeale, Chairman			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, September 24, 1991 at 12:08 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:33 p.m.

Minutes:

Approval of the minutes of September 11, 1991, Meeting No. 1852:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Ballard, Carnes, Harris, Parmele, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Doherty, Draughon, Horner "absent") to **APPROVE** the minutes of the meeting of September 11, 1991 Meeting No. 1854.

REPORTS:

Committee Reports:

Comprehensive Plan Committee

Mr. Neely reported that there would be a public hearing on October 23, 1991 to consider amending the district plan maps and/or texts for Districts 2, 4, 6, and 18 and the Regional Park, Recreation and Open Space Plan and the Cherry Street Study.

Rules and Regulations Committee

Ms. Wilson announced a public hearing would be held October 2, 1991 on parking requirements for recreational vehicles.

Budget and Work Program Committee

Ms. Wilson reported on discussion held in the work session concerning City Council request for staff to attend monthly City Council meetings to report on INCOG activities. The Committee

unanimously agreed there should be a separate line item on the City Council agenda listing TMAPC separate from INCOG. Staff has recommended submitting a brief written report for review by the TMAPC Chairman and Chairs of Rules and Regulations and Budget and Work Program Committees.

Chairman Parmele expressed his failure to understand why TMAPC must provide a report since City Council is provided copies of TMAPC agendas and minutes which informs them of TMAPC actions.

In response to Mr. Parmele's question Mr. Lasker advised that he received a memo from the City Council Secretary requesting this report from INCOG. Later he received a call from Jim Halpin requesting TMAPC to be included in the report.

Mr. Parmele suggested that he, Mr. Lasker and Ms. Wilson meet with Councilor Polishuk to obtain more background information on the requested report.

Mr. Lasker informed the Planning Commission that statistics have been compiled on the number of applications on file, record searches, lot splits, subdivision plats, and year-to-date activities in comparison to last year's activities. He added the project is being approached as a monthly compilation of activities that are of significance and upcoming projects the City Council should be aware of.

Director's Report:

Mr. Lasker advised the Home Occupations Ordinance had its second reading; this was separated from the Garage Sales portion of the ordinance. To date the Garage Sales portion has not been approved.

In response to inquiry on the garage sales portion of the ordinance Mr. Midget reported he was in the process of arranging a meeting between TMAPC staff and Code Enforcement to review any problems they may have with the ordinance and perhaps again present it to the Council. To expedite the process it was believed best to remove the garage sales section and pass the Home Occupations Ordinance.

Mr. Lasker updated the Planning Commission on Commissioner Bartlett's proposal to notify neighboring property owners of lot splits. This item was discussed at a Council Development Committee. Councilor Bartlett would like to meet with the Rules and Regulations Committee to discuss his proposal, pros and cons, and what options may be available.

Chairman Parmele asked that Mr. Doherty place this on the agenda for October 16, of Rules and Regulations Committee and invite Councilor Bartlett and representatives of legal department to attend for further discussion.

Lastly, Mr. Lasker reported INCOG is attempting to better inform the Mayor's office and City Council on actions being taking. In

light of this a letter was transmitted regarding the upcoming Citizen Planning Team elections to be scheduled in October. Mr. Midget telephoned to request this be delayed, although no written confirmation has been received. It was his understanding the Mayor and City Council wish to discuss when and if these elections should be held.

Mr. Parmele asked how the delay would effect the process since this has been an established procedure since 1974.

Mr. Lasker replied he believed the Planning Teams would proceed until the structure was modified, if it is to be modified.

Mr. Parmele asked Mr. Midget for insight to this.

Mr. Midget replied he anticipated having something in written form to relay to Mr. Lasker which would outline the desires of the Mayor in regard to the Planning Districts better coordinating activities. Currently there are seven different groups, Mayor's Office of Neighborhoods, Planning Districts, Council Districts, TCAA Neighborhood Districts, Homeowners Associations, and no real coordination is going on. He wanted an opportunity to look at this. There have also been some concerns expressed by Councilors regarding the Planning Districts. The Mayor has asked for the opportunity to review the structure before elections are held to better coordinate efforts and avoid duplication.

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Continued Zoning Public Hearing

PUD 261-B Johnsen North and east of the NE/c of (OL, OM, CS)
Riverside Drive & E. 71st St. S

Chairman Parmele announced a request for continuance had been received from the applicant on Item 6 - PUD 261-B. The applicant is requesting continuance to October 9, 1991.

TMAPC Action; 7 Members present:

On MOTION of NEELY, the TMAPC voted 7-0-0 (Ballard, Carnes, Harris, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner Midget "absent") to CONTINUE Item 6 - PUD 261-B until October 9, 1991, at 1:30 p.m. City Council Room, Plaza Level, Civic Center.

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ZONING PUBLIC HEARING

Application No.: Z-6331 Present Zoning: RM-2 OM, OH
Applicant: Proposed Zoning: HP
Location: NW/c S. Cheyenne & W. 18th Street South
Date of Hearing: September 25, 1991

Chairman Parmele announced this item has been withdrawn.

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Application No.: PUD 473 Present Zoning: (RS-2)
Applicant: John W. Moody Proposed Zoning Unchanged
Location: SW/c E. 26th Place South and Boston
Date of Hearing: September 25, 1991
Presentation to TMAPC:

Chairman Parmele reported the applicant has requested a continuance to October 9, 1991.

TMAPC Action; 7 Members present:

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Ballard, Carnes, Harris, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner Midget "absent") to CONTINUE Item 8 - PUD 473 until October 9, 1991, at 1:30 p.m. City Council Room, Plaza Level, Civic Center.

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Application No.: PUD 474 Present Zoning: RS-3
Applicant: James P. Glass Proposed Zoning OL
Location: SW/c E. 26th Place South & Boston
Date of Hearing: September 25, 1991
Presentation to TMAPC: James P. Glass

Staff Recommendation:

The applicant is requesting approval of a PUD containing office uses and a change in the underlying zoning (Z-6324) from RS-3 to OL. This PUD is in response to comments by Planning Commissioners that they might be able to support a change in the underlying zoning to OL if accompanied by a PUD with appropriate conditions. The PUD proposed anticipates initially using the existing dwelling as an office, but providing for ultimately removing it and building up to a two story office building.

The Comprehensive Plan designates the tract low intensity-residential. The proposed OL zoning is not in conformance with the Plan. If the zoning and PUD are approved a change in the Comprehensive Plan to low intensity - no specific land use should be made.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 474 to be: (1) consistent with the Comprehensive Plan if amended; (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 474 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:**

Land Area (Gross)	16,500 SF
(Net)	14,000 SF

Permitted Uses:	As permitted by right in an OL District
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Maximum Building Floor Area:	4,200 SF
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Maximum Building Height:*	
East 50' of PUD	one story
West 50' of PUD	two stories

Minimum Building Setbacks:	
From the east property line	10 ft.
From the north property line	5 ft.
From the west property line	-0-
From the south property line	25 ft.

Minimum Parking Setbacks:**	
From the east property line	5 ft.
From the north property line	-0-
From the west property line	-0-
From the south property line	20 ft.

* Height restriction applies only to new construction.

** No portion of an entrance or exit to the parking area shall be closer than 25' from an R district.

Minimum Trash Receptacle Setbacks:

From the east property line	75 ft.
From the north property line	-0-
From the west property line	-0-
From the south property line	75 ft.

Minimum Off-street Parking:

As required for the applicable use unit in the Tulsa Zoning Code

Signs:

One wall sign is permitted with a maximum display surface area of 32 SF which shall not be on the east side of the building. No ground signs are permitted.

Minimum Internal Landscaped Open Space:

2,800 SF

Screening:

A 6' decorative screening fence, with masonry columns spaced a maximum of 12' apart, shall be erected along the north 120' of the east boundary of the PUD.

3. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval. 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 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.
5. No sign permits shall be issued for erection of a sign within the PUD until a Detail Sign Plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 12' feet and shall be setback at least 40' from an R district.

8. The Department of Stormwater Management or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
9. No Building Permit shall be issued until the requirements of Section 1107 E. of the Zoning Code has 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, making the City beneficiary to said Covenants.
10. The existing dwelling may be used as an office without complying with PUD conditions 3, 4, and 8, nor the screening requirement, so long as there are no additions to the existing building, nor any new buildings, structures, or parking areas are constructed, other than minor improvements to the parking area in the northwest portion of the PUD.

Application No.: Z-6324
Applicant: **James P. Glass**
Location: 1325 East 35th Place South
Date of Hearing: September 25, 1991
Presentation to TMAPC:

Present Zoning: RS-3
Proposed Zoning: OL

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential. The Brookside Special Study excluded this tract from the Special consideration Area which allowed off-street parking.

According to the Zoning Matrix the requested District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 100' x 140' in size and is located east of the northeast corner of South Peoria Avenue and East 35th Place South. It is partially wooded, flat, contains a single-family dwelling and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north by a parking area zoned OL; on the east and south by single-family dwellings zoned RS-3; and on the west by a parking lot and commercial uses zoned OL and CH.

Zoning and BOA Historical Summary: Office zoning has been approved to the north and west of the subject tract prior to adoption of the Brookside Special Study.

Conclusion:

The Comprehensive Plan of which the Brookside Special Study is a part, does not support the requested zoning. The accompanying PUD does however, mitigate some of Staff's concerns about compatibility with nearby residential development.

Therefore, Staff recommends **APPROVAL** of OL zoning for Z-6324 as requested if PUD 474 is also approved. Staff would recommend the Comprehensive Plan be amended to remove the residential land use overlay from the subject tract if the rezoning request is approved.

Applicant Comment:

Applicant expressed agreement with staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Harris, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner "absent") to **APPROVE** OL zoning for Z-6324 and accompanying PUD 474 as recommended by staff.

Legal Description

OL Zoning & PUD 474 Lot Eleven (11), Block Three (3), Olivers Addition to City and County of Tulsa, OK

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PUD 463 Abandonment

North of the northwest corner of East 19th Street South and Utica Avenue

The applicant is requesting to abandon the entirety of PUD 463. since no underlying zoning was changed during the PUD process and no development has occurred, which would not have been allowed by the underlying zoning, staff can support the abandonment. Therefor, staff recommends the abandonment of PUD 463 be **APPROVED**.

There were no interested parties who wished to speak.

TMAPC Action; 8 Members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Harris, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner "absent") to **ABANDON** PUD 463, 1500 block of Swan Drive.

Legal Description
All of Lots 1, 2, and 3, Block 1, Swan Lake Addition to City
and County of Tulsa, OK (Plat #4810)

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OTHER BUSINESS

PUD 267-7 Minor amendment to maximum building height and
 required off-street parking and Detail Site
 Plan
Southeast corner of E. 101st Street South & South Sheridan Avenue

Staff Recommendation:

The applicant is requesting that the bank, presently located at the west end of the building in the shopping center adjacent to 101st Street, be allowed to construct an addition on the south side of the existing building which will exceed the building height limitation (20') by 8'3". The addition is to provide additional office space and a more easily recognizable entrance to the bank. The increase in floor area (460 SF) of the bank will increase to total number roof required parking spaces in the shopping center to 469. The addition will also eliminate four parking standard for the PUD be amended from "4.5 spaces per 1,000 square feet of floor area: to *"as required by the applicable use unit in the Tulsa Zoning Code"*. Using this new standard, which staff has been recommending in newer PUDs, the PUD would have sufficient parking spaces.

After review of the two proposed amendments and the Detail Site Plan, staff recommends **APPROVAL** of the following:

1. The maximum building height for this particular addition to the bank be increased to 28', but not be changed anywhere else in the PUD.
2. That the required off-street parking be amended as that required for the applicable Use Unit in the Tulsa Zoning Code.
3. That the bank addition be given Detail Site Plan approval if the minor amendments are approved.

TMAPC Action; 8 Members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Harris, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner "absent") to **APPROVE** PUD 267-7 Minor Amendment to increase building height and change off-street parking requirements and Detail Site Plan as recommended by staff.

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PUD 472 -- Detail Site and Landscape Plans

East of the southeast corner of South Peoria Avenue and
East 58th Street South

Staff Recommendation:

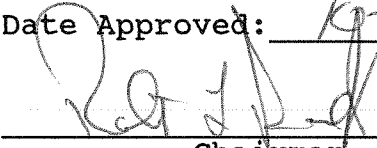
Staff has reviewed the proposed Detail Site and Landscape Plans for a mini-storage facility and finds them to be in conformance with the PUD 472 standards. Therefore, staff recommends **APPROVAL** contingent upon completion of the rezoning process for PUD 472 and Z-6326.

TMAPC Action; 8 Members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Harris, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Draughon, Horner "absent") to **APPROVE** PUD 472 Detail Site and Landscape Plans as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 1:56 p.m.

Date Approved: 10-9-91



Chairman

ATTEST:



Secretary