

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1959

Wednesday, January 12, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Broussard
Carnes, 2nd Vice
Chairman
Doherty, Chairman
Harris
Midget, Mayor's
Designee
Neely
Secretary
Pace
Wilson

Members Absent

Horner
Parmele

Staff Present

Gardner
Hester
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, January 11, 1994 at 1:01 p.m., as well as in the Reception Area of the INCOG offices.

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

REPORTS:

Chairman's Report:

Chairman Doherty requested that the Planning Commissioners who wish to attend the 1994 APA National Planning Conference let him know by January 19.

Committee Reports:

Budget and Work Program Committee

Ms. Wilson reported that the Budget and Work Program Committee met today to review the first two quarters of FY94 and reported that all items were in order. She reminded the Planning Commissioners that Work Program items must be submitted by January 19. Ms. Wilson disclosed that the Budget and Work Program Committee voted to forward the Brookside Parking Study, a part of the South Peoria Special Study to the Comprehensive Plan Committee.

Director's Report

Mr. Gardner reported on items to be heard by the City Council.

SUBDIVISIONS:

WAIVER REQUEST: SECTION 213:

Z-6426 Ranch Acres (2093)

(PD-6) (CD-9)

South of the southeast corner of East 31st Street South and South Gary Place.

Jones presented the Plat Waiver and informed the TAC that he spoke with Charles Norman, applicant, prior to the meeting and he would not be attending the TAC meeting.

The applicant is requesting a plat waiver and rezoning on a lot that has been used for additional parking to an office building for a number of years. The requested PK zoning would not permit any buildings, and no change in the existing improvements of the lot is planned.

Staff recommends **APPROVAL** to waive the platting requirements subject to the following conditions:

1. Grading and/or drainage plan approved by the Department of Public Works in the permit process if required.
2. Access control agreement, if required by the Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.

On the MOTION of Cotner, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PLAT WAIVER for Z-6426 subject to the conditions listed above.

TMAPC Action; 8 members present:

On MOTION of **BALLARD**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Harris, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Horner, Midget, Parmele "absent") to **APPROVE** the Waiver of Plat for Z-6426 as recommended by Staff.

* * * * *

FINAL APPROVAL AND RELEASE:

Garnett Park Center (2994) (PD-17)(CD-5)
Southeast corner of East 41st Street & South Garnett Road.

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval, subject to approval by the Legal Department of the restrictive covenants and deed of dedication.

Ted Sack was present representing the plat and was in agreement.

TMAPC Action; 7 members present:

On **MOTION** of **NEELY**, the TMAPC voted **7-0-0** (Ballard, Broussard, Doherty, Harris, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Parmele "absent") to **APPROVE** the Final Plat of Garnett Park Center and **RELEASE** same as having met all conditions of approval as recommended by Staff subject to approval by the Legal Department.

* * * * *

Bradford Oak Estates (PUD 501)(PD-18)(CD-8)
South of the SE/corner of South Yale Avenue & East 91st Street South.

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval, subject to approval by the Legal Department of the restrictive covenants and deed of dedication.

TMAPC Action; 9 members present:

On **MOTION** of **BALLARD**, the TMAPC voted **9-0-0** (Ballard, Broussard, Carnes, Doherty, Harris, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Horner, Parmele "absent") to **APPROVE** the Final Plat of Bradford Oak Estates and **RELEASE** same as having met all conditions of approval as recommended by Staff subject to approval by the Legal Department.

* * * * *

CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **Z-6420**
Applicant: Roy Johnsen
Location: 8900 East 71st Street South
Date of Hearing: January 12, 1994
Presentation to TMAPC: Roy Johnsen

Present Zoning: AG
Proposed Zoning: CS & RM-1

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Medium Intensity Linear Development Area - No Specific Land Use on the north 270' fronting on 71st St., Low Intensity - No Specific Land Use and Development Sensitive on the southern 450' of the tract.

According to the Zoning Matrix the request CS and RM-1 District may be found in accordance with the Plan Map if accompanied by a PUD.

Staff Comments:

The Comprehensive Plan requires Planned Unit Developments for medium intensity use along 71st Street to properly regulate the compatibility and impact on existing uses as well as to identify the development sensitive areas which should remain undeveloped.

Site Analysis: The subject property is approximately 39 acres in size and is located east of the southeast corner of 71st Street and S. 85th East Avenue. It is partially wooded, gently sloping, vacant, and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north across East 71st Street by Woodland Hills Mall shopping center, zoned PK, OL, and CG; to the west by a car wash and offices zoned PUD-179-H/RS-3; to the south by a drainageway then single-family dwellings; to the southeast by apartments, zoned PUD-179/RS-3; and to the east by a restaurant zoned CS and vacant property zoned OL.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that TMAPC and the City Commission amended the Development Guidelines and Comprehensive Plan Maps and Texts to accommodate medium intensity development in this area and have approved medium intensity zoning and uses with a Planned Unit Development.

Conclusion: Staff can support medium intensity zoning (CS) with a Planned Unit Development to a depth of 330' as recommended by the Comprehensive Plan. Staff can support the RM-1 zoning on the remainder of the tract.

Therefore, Staff recommended **APPROVAL** of CS zoning to a point 330' south of the centerline of 71st Street South and RM-1 on the remainder of Z-6420, if PUD 507 is approved.

AND

PUD 507: East of the southeast corner of 71st Street South and 85th East Avenue

The applicant is proposing a planned unit development consisting of a commercial area on the north 795' and apartments on the remainder. Accompanying this PUD request is zoning case Z-6420 for CS and RM-1 zoning. Staff has reviewed the proposal and can support it with certain modifications to bring it into conformance with the Comprehensive Plan, and to coordinate it with surrounding existing and proposed development.

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 507 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 507 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) 25.4890 acres
(Net) 24.3302 acres

Development Area A - Shopping

Land Area (Net) 14.9702 acres
Permitted Uses As permitted by right within a CS District, except dance hall and Use Unit 12a uses shall only be in the north 400'

Maximum Building Floor Area: 151,000 sq ft*

Maximum Building Height:
Ceiling 30 feet
Parapet on front of building 40 feet*

Minimum Building Setbacks:
From centerline of 71st St. 110 feet
From west boundary 20 feet
From east boundary 50 feet
From south boundary of Dev. Area A 50 feet

Minimum Off-Street Parking As required for the applicable Use Unit

*Changes made at TMAPC meeting.

Minimum Landscaped Open Space 10% net

Signs

Ground signs shall be limited to the 71st Street frontage and shall not exceed the following:

One monument sign for the multifamily development in Development Area B up to 6' in height and 32 sq ft of display surface area. Three signs for businesses in Development Area A up to 25' in height and 125 sq ft of display surface area each.

Wall or canopy signs are permitted up to 1½ sq ft of display surface area per lineal foot of building wall to which the sign is affixed. No wall signs shall be affixed to the south or east building wall of any wall greater than 600' from the centerline of 71st Street.

Development Area B - Multifamily

Land Area (Net)	9.36 acres
Permitted Uses	Use Unit 8 and customary accessory uses
Maximum Number of Dwelling Units	240
Minimum Livability Space per Dwelling Unit	600 sq ft
Maximum Building Height	35'
Maximum Stories	3
Minimum Building Setbacks:	
From north boundary of Dev. Area B.	20'*
From east boundary	50'
From south boundary	10'
From west boundary	20'
Other Bulk and Area Requirements	As required in the RM-1 District
Signs	No wall or ground signs are permitted

*Changes made at TMAPC meeting.

3. Access to the signalized intersection shall be permitted for the commercial development to the east at one location (minimum). The multifamily area shall have at least two or more access points to Development Area A as deemed necessary for proper emergency and normal vehicle access. The location and design of access points onto 71st Street shall be approved by the City Traffic Engineer.
4. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, 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 development area 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 for that development area 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 within a development area of the PUD until a Detail Sign Plan for that development area 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.
8. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 30 feet.
9. The Department of Public Works 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 serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
10. No Building Permit shall be issued until the requirements of Section 1107E 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.
11. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

Applicant's Comments

Ted Sack distributed a conceptual site plan and aerial photograph of the subject property.

Mr. Johnsen gave a detailed description of surrounding land use and zoning patterns surrounding the subject property. He noted that the apartment complexes to the southeast and northeast are owned by Lincoln Properties, who has entered into a development venture, making multifamily projects to the east under friendly ownership. Mr. Johnsen advised that the triangular area immediately south of the project is a detention area providing a substantial open space buffer, and noted that the southern portion of the Venture store to the west of the project extends farther south than the commercial line of the subject property. Mr. Johnsen expounded on the matter of intensity, noting the applicant is requesting 150,000 SF of commercial zoning for the development and extending the CS zoning line 30'. He declared that surrounding land use is sound enough to permit the greater amount of commercial zoning and will not impact other properties, should this application be approved. Mr. Johnsen requested that the setback of the north boundary of multifamily be 20' rather

than the 30' recommended by Staff. Regarding intensity, Mr. Johnsen explained that the density of multifamily will be reduced so the aggregate intensity of the commercial and multifamily combined is less under this proposal than could occur under conventional zoning. Mr. Johnsen advised that a maximum number of dwelling units of 240 is acceptable.

Mr. Johnsen addressed access to the adjoining property on the east of the subject tract. He explained that for this project to be successful would require installation of turning lanes and modifying the median to install left-turn signal. Mr. Johnsen advised that Traffic Engineering has recommended that the applicant provide some form of access to the adjoining property. He suggested that since the principal egress and ingress is on the applicant's property, portion of the construction cost should be shared by the property to the east. He declared this requires his client to give an easement over private properties to benefit an adjoining property. Mr. Johnsen is not opposed that access be moved to the south to allow for stacking, but was concerned over legal implications regarding liability and cost of construction and maintenance. He stated that if there was sufficient documentation to meet customary standards of commercial tracts where they interconnect, have cross-parking and cross-easements, standard language provided for indemnity, and cost sharing for use, the applicant would have no objection. He suggested that if the Planning Commission places this condition on the applicant, it should be with the contingency that the easement could only be used as existing within the boundaries of the subject property, and that these matters be resolved prior to occupancy.

Mr. Johnsen informed that trees existing on the site are remaining from a nursery operation, and to the extent possible, the applicant will use existing trees, and as many as possible will be donated to Up with Trees for transplanting.

Regarding the height of the commercial building, Mr. Johnsen requested an allowable height of 40' at the entry for a parapet with 30' ceiling height.

Mr. Neely noted that the conceptual site plan only indicates one access point from the commercial area to multifamily, and noted that Staff recommends two, which has been consistent with Planning Commission past recommendations.

Mr. Johnsen disclosed that two points of access would be provided.

Interested Parties

Tom Wenrick

2930 East 51st Street 74105

Mr. Wenrick, developer of the land adjacent to the east of the subject property where the Outback Restaurant is located, advised that to the east of the Outback is property owned by Luby's Cafeteria and behind these two tracts he retains approximately three acres. He revealed that Mr. Johnsen represented him in the change of zoning for his property. Mr. Wenrick disclosed that he originally created a mutual access easement in front of the Luby's tract and Outback which came into the property boundary approximately 40' - 50' from the stop light. He perceives that the stop light should not be an exclusive benefit to the subject development, but rather for all traffic on the south side for the convenience of accessing the area. Regarding moving the mutual access farther south, Mr. Wenrick had originally hoped that it would be open along 71st Street. He expressed support for moving it south of the Outback, if the applicant would agree, noting a common drive area provided in the rear. He deemed this to be a good use, to accommodate Luby's, Outback and future development of the remaining three acres. Mr. Wenrick requested the Planning Commission to make mutual access a requirement and that the developer be agreeable to it. He advised that customary language would be acceptable to him.

There was a discussion over location of the mutual access and problems being faced by location of PSO lines.

Mr. Johnsen was pleased to learn that customary language would be acceptable. However, his client's position is that if there are reasonable cost sharing provisions that deal with indemnity and liabilities and those concepts of location of the internal drives, not the connecting drive, are at the discretion of the applicant. He asked the record to reflect the opportunity to review that issue if it cannot be resolved.

In response to Ms. Wilson's question, Mr. Johnsen explained how cost sharing of access and maintenance is determined.

There was discussion over internal circulation patterns in intensely developed areas with traffic lights provided approximately every quarter mile and allowing local internal circulation through the developed area on both sides of the light. It was the consensus of the Planning Commission that the detail of cost sharing is a commercial agreement between property owners and not appropriate to be before the Planning Commission.

Mr. Johnsen advised that a condition should not be imposed to give another individual rights to the applicant's property in which he has decision.

Mr. Linker advised that the Planning Commission can only look at what is a reasonable requirement from a platting and subdivision point of view, and that they cannot get into the cost sharing aspect.

Mr. Wenrick advised that he has no problem with bearing the cost of paving for the access point, but does not want to get into an obligation imposed upon him for the upkeep and maintenance of the applicant's shopping center.

TMAPC Review

Mr. Neely made a motion to approve CS zoning to a point 360' south of the centerline of 71st Street South and RM-1 on the remainder of Z-6420 and to approve PUD 507 with the following amendments: the density for the commercial floor space of 151,000 SF, total number of multifamily units of 240, mutual access agreement must be negotiated with the adjacent property owner to the east, commercial building height of 30' maximum for the ceiling area and 40' maximum for the parapet, multifamily setback on the north boundary of 20' and two access points required to the multifamily area. The motion was seconded by Ms. Ballard.

Ms. Wilson questioned the impact of 360' south of the centerline of 71st Street South and what would be lost in the planning aspect regarding future developments in the area.

Mr. Stump noted that there is a density of commercial development established at the nodes of intersections and then expanded with the linear development areas. He declared that at present, without the number of shopping centers proposed, congestion is a factor, and in going beyond 330' other undeveloped parcels may come forward with the same proposal for more square footage along with existing developments.

There was discussion over the differences between dedicating a street and the requirement of mutual access.

Addressing the matter of precedent, Chairman Doherty asked Mr. Linker if there are sufficient physical facts, with the drainageway, reduction of multifamily and the facts of adjacent commercial development to allow a 360' zoning line without applying that same

standard throughout the general area, as opposed to the linear development area either side of the subject tract.

Mr. Linker advised that this area is unique and a similar situation would have to occur within a PUD.

Mr. Gardner noted that the PUD on the north side of 71st Street between Sam's and Circuit City required that Sam's mutual access go into that tract and also the street north of Circuit City.

Mr. Johnsen pointed out that was done voluntarily and not as a requirement until a request from the Traffic Engineer.

Ms. Wilson voiced support of mutual access and that 330' of CS should be sufficient. Mr. Broussard also supported the 330' setback as keeping in character with existing development. He advised being opposed to placing a burden on the developer for mutual access.

Mr. Broussard made a motion to amend the primary motion by reducing the CS area to 330', noting that there appears to be no compelling reason to depart from the set standard. Motion seconded by Wilson.

Mr. Broussard then amended his amended motion to delete the mutual access requirement.

Amended motion died for lack of a second.

TMAPC Action; 8 members present:

On **MOTION** of **BROUSSARD**, the TMAPC voted **3-5-0** (Broussard, Pace, Wilson "aye"; Ballard, Doherty, Harris, Midget, Neely "nays"; no "abstentions"; Carnes, Horner, Parmele "absent") to **AMEND** the main motion to move the zoning line to 330' with concomitant reduction in the allowable square footage area of commercial.

MOTION FAILED

TMAPC Action; 8 members present:

On **MOTION** of **NEELY**, the TMAPC voted **7-1-0** (Ballard, , Doherty, Harris, Midget, Neely, Pace, Wilson "aye"; Broussard "nay"; no "abstentions"; Carnes, Horner, Parmele "absent") to recommend **APPROVAL** of Z-6420 for CS zoning to a point 360' south of the centerline of 71st Street South and RM-1 on the remainder of Z-6420 and to **APPROVE** PUD 507 per Staff recommendation with the following amendments: the maximum building floor area in A of 151,000 SF, maximum number of multifamily units of 240 in B, mutual access agreement must be negotiated with the adjacent property owner to the east, maximum building height in A of 30' for the ceiling area and 40' maximum for the parapet on the front of the building, multifamily setback on the north boundary of 20', and the landscape plan should try to save, or move to other locations on the site, the trees on the site remaining from a nursery operation.

LEGAL DESCRIPTION Z-6420

CS ZONED AREA

The North 360' of a tract of land that is part of the NE/4 of the NW/4 of Section 12, T-18-N, R-13-E, in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point that is the northeast corner of said NE/4 of the NW/4; thence S 00°02'45" W along the Easterly line of said NE/4 and along the Westerly line of "Woodland Hills Annex" an Addition to the City of Tulsa, Tulsa County, Oklahoma, and also along the westerly line of "Woodland Springs I", an Addition to the City of Tulsa, Tulsa County, Oklahoma for 1320.26'; thence S 89° 59' 27" W for 840.56' to a point that is the southeast corner of "El Paseo", an Addition to the City of Tulsa, Tulsa County, Oklahoma; thence N 00° 00' 49" E along the Easterly line of "El Paseo" and a Northerly extension thereof for 1320.39'; thence due East along the Northerly line of said Section 12 for 841.30' to the Point of Beginning of said tract of land.

RM-1 ZONED AREA

A tract of land that is part of the NE/4 of the NW/4 of Section 12, T-18-N, R-13-E, in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point that is the northeast corner of said NE/4 of the NW/4; thence S 00°02'45" W along the Easterly line of said NE/4 and along the Westerly line of "Woodland Hills Annex" an Addition to the City of Tulsa, Tulsa County, Oklahoma, and also along the westerly line of "Woodland Springs I", an Addition to the City of Tulsa, Tulsa County, Oklahoma for 1320.26'; thence S 89° 59' 27" W for 840.56' to a point that is the southeast corner of "El Paseo", an Addition to the City of Tulsa, Tulsa County, Oklahoma; thence N 00° 00' 49" E along the Easterly line of "El Paseo" and a Northerly extension thereof for 1320.39'; thence due East along the Northerly line of said Section 12 for 841.30' to the Point of Beginning of said tract of land, less and except the north 360' of said tract..

LEGAL DESCRIPTION PUD 507

A tract of land that is part of the NE/4 of the NW/4 of Section 12, T-18-N, R-13-E, in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point that is the northeast corner of said NE/4 of the NW/4; thence S 00°02'45" W along the Easterly line of said NE/4 and along the Westerly line of "Woodland Hills Annex" an Addition to the City of Tulsa, Tulsa County, Oklahoma, and also along the westerly line of "Woodland Springs I", an Addition to the City of Tulsa, Tulsa County, Oklahoma for 1320.26'; thence S 89° 59' 27" W for 840.56' to a point that is the southeast corner of "El Paseo", an Addition to the City of Tulsa, Tulsa County, Oklahoma; thence N 00° 00' 49" E along the Easterly line of "El Paseo" and a Northerly extension thereof for 1320.39'; thence due East along the Northerly line of said Section 12 for 841.30' to the Point of Beginning of said tract of land.

* * * * *

ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **CZ-208**

Applicant: John Owens

Location: East of 209th West Avenue on the south side of Wekiwa Road, 20520 Wekiwa Road

Date of Hearing: January 12, 1994

Presentation to TMAPC: John Owens

Present Zoning: AG

Proposed Zoning: IL

Relationship to the Comprehensive Plan:

The Sand Springs 1979 Comprehensive Plan designates the area as Corridor. The Sand Springs 1994 Comprehensive Plan, that has been recommended for approval by the Sand Springs Planning Commission, designates this area for Medium Intensity Uses which may be found in accordance with the Plan.

Staff Comments:

Site Analysis: The subject property is approximately 1.5 acres in size. It is nonwooded, flat, and there is a vacant school house and large storage building on the property.

Surrounding Area Analysis: The tract is abutted on the north by vacant property, zoned CG; and to the south, east, and west by vacant property, zoned AG all within the City Limits of Sand Springs.

Zoning and BOA Historical Summary: TMAPC denied a request to rezone an acre tract located west of 209th West Avenue on the south side of Wekiwa Road from AG to CS and approved a request to rezone a portion of a 5 acre tract that is located at the northeast corner of 221st West Avenue and Wekiwa Road from AG to RS and denied RMH zoning. The County Board of Adjustment denied a request for a Use Variance on the subject property in November 1993.

There is CG zoning north of the subject property and west of the property where it fronts on Wekiwa Road. The Sand Springs Comprehensive Plan designates this location as being within a Corridor and there is IL zoning to the west of the subject tract which would support a higher intensity use. The required 75' setback and buffering requirements from abutting AG zoned property will limit the building area for industrial uses on the lot. Because of existing zoning and the Comprehensive Plan, staff recommends **APPROVAL** of IL zoning for CZ-208.

There were no interested parties in attendance.

Applicant's Comments

John Owens

20520 Wekiwa Road, Sand Springs

Mr. Owens explained that this property is the site of the former Tanglewood School which was abandoned in 1968. He is currently using the property for light manufacturing.

Ron Fields, Tulsa County Inspector

Mr. Fields informed that the applicant started his operation without the knowledge of zoning requirements and was cited. Responding to questions from Chairman Doherty, Mr. Fields advised there have been no complaints of the operation.

TMAPC Action; 8 members present:

On **MOTION** of **HARRIS**, the TMAPC voted **6-1-1** (Ballard, Doherty, Harris, Midget, Pace, Wilson "aye"; Neely "nay"; Broussard "abstaining"; Carnes, Horner, Parmele "absent") to recommend **APPROVAL** of IL zoning for CZ-208 per Staff recommendation and recommendation from the Sand Springs Planning Commission.

LEGAL DESCRIPTION

Beginning at a point on the section line between Sections 2 and 11 in Township 19 North, Range 10 East, 1320 ' East of the Corners of Sections 2, 3, 10, and 11, and in said Township and Range; thence West 313'; thence South 208.7', thence East 313', thence North 208.7' to the place of beginning, containing one and one half acres and all being in the NW, NW, Section 11, Township 19 North, Range 10 East, Tulsa County, Oklahoma, and located at 20520 Wekiwa Road, Sand Springs, Oklahoma.

ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **PUD 506/Z-6433** Present Zoning: AG
Applicant: Tim Terrel Proposed Zoning: CO, CS, RM-O, RS-3 & PUD
Location: Southwest corner of 91st St. S. & South Garnett Rd.
Date of Hearing: January 12, 1994

Chairman Doherty announced that a continuance has been requested to January 19, 1994 to allow Staff additional time for review of the application.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of **NEELY**, the TMAPC voted **7-0-0** (Ballard, Broussard, Doherty, Harris, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Parmele "absent") to **CONTINUE** PUD 506Z-6433 to January 19, 1994.

Z-6344 SP-3-a: Minor Amendment to Corridor Site Plan
6209 S. 107th E. Avenue
N 140' Lot 2, Block 1, Fred C. Langenkamp Addition

The applicant has redesigned the parking area in front of the building, eliminated a truck loading dock and reduced the size of the first phase of development. The revised plan is still appropriate for the area and complies with the parking and landscaping requirements. Therefore, Staff recommends **APPROVAL** of Z-6344-SP-3-a.

TMAPC Action; 8 members present:

On **MOTION** of **BALLARD**, the TMAPC voted **8-0-0** (Ballard, Broussard, Doherty, Harris, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Horner, Parmele "absent") to **APPROVE** Z-6344-SP-3a Minor Amendment to Corridor Site Plan as recommended by Staff.

PUD- 468 Detail Landscape and Sign Plans
Lot 4, Block 1 Sam's Center - north of the northwest corner of 71st Street South and Mingo Road {*Waffle House*}

The proposed Landscape Plan complies with the PUD requirements. Staff, therefore, recommends **APPROVAL** of the Landscape Plan for Waffle House.

DETAIL SIGN PLAN

The applicant is proposing a 25' high ground sign containing 160 SF of display surface area. Also, the applicant requests wall signs on the north, south and east sides of the building, containing 26 SF each. All the signs comply with the PUD conditions, and therefore, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Broussard, Doherty, Harris, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Horner, Parmele "absent") to **APPROVE** PUD 468 Detail Landscape Plan and Detail Sign Plan.

PUD 489 Detail Sign Plan - Northeast corner of 71st Street and Mingo Road (El Chico)

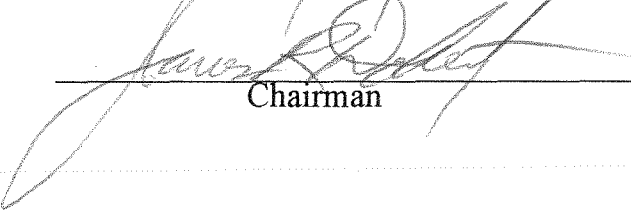
The applicant is proposing a second 25' high ground sign containing 56 SF of display surface area. The sign would front Mingo Road and be near the northwest corner of the lot. The sign complies with the PUD development standards; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Broussard, Doherty, Harris, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Horner, Parmele "absent") to **APPROVE** PUD 489 Detail Sign Plan as recommended by Staff.

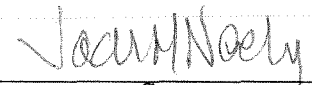
There being no further business, the Chairman declared the meeting adjourned at 2:55 p.m.

Date Approved: 1/26/94



Chairman

ATTEST:



Secretary

