

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1961

Wednesday, January 26, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

**Members Present**

Ballard  
Doherty, Chairman  
Horner  
Midget, Mayor's  
Designee  
Neely  
Secretary  
Pace  
Parmele, 1st Vice  
Chairman  
Wilson

**Members Absent**

Broussard  
Carnes  
Harris

**Staff Present**

Gardner  
Hester  
Matthews  
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 25, 1994 at 12:25 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 1:33 p.m.

**Minutes:**

Approval of the minutes of January 12, 1994, Meeting No. 1959:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to **APPROVE** the minutes of the meeting of January 12, 1994 Meeting No. 1959.

**REPORTS:**

**Chairman's Report:**

Chairman Doherty cited a matter of confusion between the intent of the Planning Commission regarding on-site construction signs, signs erected on a building site advertising the future business or name of the construction company. He informed that presently, according to the Building Code, these signs are required to be installed by a licensed and bonded contractor. Chairman Doherty requested that the Legal Department research this matter and report to the Planning Commission.

**Committee Reports:**

**Budget and Work Program Committee**

Ms. Wilson reported that the Budget and Work Program Committee met today and unanimously approved an amended FY95 budget. She informed that adoption of the proposed budget will be on the TMAPC agenda February 2, 1994 for approval.

Comprehensive Plan Committee

Mr. Neely announced that the Comprehensive Plan Committee met today to consider the City's Capital Improvement Projects (CIPs) and changes to the 11th Street Corridor Revitalization Study.

Rules and Regulations Committee

Mr. Parmele announced that the Rules and Regulations Committee will meet February 2, 1994, 11:30 a.m., in the INCOG large conference room to discuss community treatment centers, transitional living centers, emergency housing, etc., to determine in which use unit they should be placed.

Director's Report

Mr. Gardner announced Planning Commission items on the City Council agenda.

**ZONING PUBLIC HEARING:**

ZONING PUBLIC HEARING

Application No.: **PUD-364-B**

Applicant: Vernon Harmon/Union Schools

Location: Major Amendment - north of the northeast corner of South Mingo Road and East 101st Street South.

Date of Hearing: January 26, 1994

Presentation to TMAPC: Vernon Harmon

This Major Amendment proposes to add school use and delete church use on a 10-acre tract. The area included in this request is Development Area 2 and approximately the north 225' of Development Area 1 as established in PUD-364-A. Staff recommends **APPROVAL** of the following amendments to the Development Standards in PUD-364-A:

**DEVELOPMENT AREA 1**

Permitted Uses: Use Unit 6, or schools offering a compulsory education curriculum,\* and customary accessory uses.

\* North 225' of Development Area only.

**DEVELOPMENT AREA 2**

Permitted Uses: Use Unit 6, or schools offering a compulsory education curriculum, and customary accessory uses.

Bulk and Area Requirements: As provided within an RS-3 District.

**Delete the Following Existing Standards  
from Development Area 2:**

Maximum Floor Area Ratio  
Maximum Building Height  
Minimum Building Setback  
Minimum Parking Area Setback  
Minimum Landscaped Area

All other requirements of PUD-364-A shall continue to apply.

Applicant's Comments

**Vernon Harmon**

**5656 South 129th East Avenue 74134**

Mr. Harmon, representative for Union Public Schools, District I-9, Tulsa County, explained the proposal for construction of an elementary school. He advised that the school is expected to be 70,000 to 80,000 SF housing 600 to 700 kindergarten through fifth grade students. Mr. Harmon disclosed that as yet, a site plan has not been developed and expressed awareness of concerns regarding traffic and safety issues. On behalf of the Union School District he urged approval of the application.

Interested Parties

**Carol Friesen**

**9725 South 95th East Avenue 74133-6138**

**Yvan Beausoleil**

**9804 East 97th Street 74133**

(Not appearing but wants to be on mailing list for interested parties.)

Ms. Friesen, officer of Cedar Ridge Village Homeowners Association (HOA), informed the Planning Commission of having conveyed areas of concern regarding the proposed development to Mr. Harmon. She expressed not being opposed to development, but wants to ensure safety and long-term planning of the proposed project. Ms. Friesen wants the Planning Commission to consider areas of concern residents have expressed during construction of the project to avoid traffic problems in their neighborhood.

In response to Chairman Doherty's question regarding her objection to overhead crossing structures, Ms. Friesen disclosed her concern for the safety of vehicles traveling under such a structure.

There was discussion over preventing traffic stacking on Mingo for picking up or dropping off children and provision of adequate stacking space.

TMAPC Comments

Chairman Doherty announced receipt of a letter from Carol Friesen, representative of the Cedar Ridge Village Homeowners Association, expressing concerns over the proposed development.

Ms. Wilson requested that a copy of Ms. Friesen's letter be forwarded to Charles Hardt of the Public Works Department. Chairman Doherty instructed Staff to do so.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to recommend **APPROVAL** of PUD 364-B Major Amendment as recommended by Staff.

**LEGAL DESCRIPTION**

A tract of land situated in the W/2 of the SW/4 of Section 19, T-18-N, R-14-E, Tulsa County, Oklahoma, according to the U. S. Government survey thereof and being more particularly described as follows to wit: Beginning at a point on the west line of said W/2, SW/4, 1,483.56' due North from the Southwest corner thereof; thence due North along said West line for 588.33'; thence due East for 225.00'; thence along a curve to the right with a radius of 200.00' and a central angle of 35°30' for 123.92'; thence South 54°30' East for 211.05'; thence along a curve to the right with a radius of 80.00' and a central angle of 54°30' for 76.10'; thence due South for 153.29'; thence along a curve to the left with a radius of 300.00' and a central angle of 19°47' for 103.59'; thence South 19°47' East for 337.26'; thence due West for 469.65'; thence due North for 208.71'; thence due West for 208.71' to the point of beginning and containing 9.0 acres, more or less (Tract I), and a tract of land situated in the W/2 of the SW/4 of Section 19, T-18-N, R-14-E, Tulsa County, Oklahoma, according to the U. S. Government survey thereof and being more particularly described as follows, to wit: Beginning at a point on the west line of said W/2, SW/4, 1,274.85' due North from the Southwest corner thereof; thence due North along said West line for 208.71'; thence due East for 208.71'; thence due South for 208.71'; thence due West for 208.71' to the point of beginning and containing 1.00 acres, more or less, and located north of the northeast corner of 101st Street South and South Mingo Road.

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**ZONING PUBLIC HEARING**

Application No.: **Z-6434**  
Applicant: Warren Taube  
Location: 18015 East Admiral Place  
Date of Hearing: January 26, 1994

Present Zoning: RS-1  
Proposed Zoning: IL

Chairman Doherty announced a request for continuance to February 23, 1994 to allow additional notice to be given.

**TMAPC Action; 8 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to **CONTINUE** Z-6434 to February 23, 1994.

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**OTHER BUSINESS:**

City of Tulsa CIPs - Review and find them in conformance with the Comprehensive Plan.

Ms. Matthews informed that Staff has reviewed the CIPs and noted that one item is to be submitted shortly. She advised that the 47 CIPs reviewed were found to be in conformance with the Comprehensive Plan. Ms. Matthews disclosed that one item regarding the refueling facility on the north side is beyond the scope of the plan and will be forwarded to the City as not being in accord with the recommendation of the Law Enforcement Consolidation Committee. The CIP soon to be submitted is for the Kendall-Whittier park site, part of the Kendall-Whittier Master Plan and District 4 Plan. She noted that it was an oversight not to have been included in the 1989 Park Plan update and can be handled through a housekeeping amendment. Ms. Matthews informed of several parks to be added through housekeeping amendments, which have come about as a result of donations over the past year to the Park Department.

Mr. Neely advised that the Comprehensive Plan Committee reviewed the CIP items and made a motion to find the FY94 CIP requests in conformance with the Comprehensive Plan. The motion was seconded by Midget.

Mr. Parmele noted that the Committee considered adding a comment regarding the Expressway Right-of-Way Advance Acquisition Study to bring this to the attention of the City Council and administration.

Mr. Neely amended his motion to include forwarding findings of the Planning Commission's concern for funding of advance right-of-way acquisition for all transportation projects, as much as possible. Mr. Midget amended his second.

**TMAPC Action; 8 members present:**

On **MOTION** of **NEELY**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to find the FY94 CIP requests in **COMPLIANCE** with the Comprehensive Plan and to attach a reminder of TMAPC concerns regarding funding of advance right-of-way acquisition.

\* \* \* \* \*

**PUD-131-C:** Revised Detail Sign Plan - 1302 South Garnett Road.

Quik Trip Corporation is replacing its 22' high 8' wide ground sign with a new style of sign which is 15'4" high and 8' wide. Staff recommends **APPROVAL**.

The applicant was not in attendance.

**TMAPC Action; 8 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to **APPROVE** PUD 131-C Revised Detail Sign Plan as recommended by Staff.

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**PUD 474:** Amendment to Restrictive Covenants - 1325 East 35th Place South.

Mr. Stump reported that this amendment is to reflect a sale of the west 35' of the applicant's lot for a parking lot, reducing building permitted square footage to 2,730 from 4,200. He advised that this amendment implements that and amends the restrictive covenants to reduce the building floor area.

**TMAPC Action; 8 members present:**

On **MOTION** of **NEELY**, the TMAPC voted **8-0-0** (Ballard, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Harris "absent") to **APPROVE** PUD 474 Amendment to Restrictive Covenants as recommended by Staff.


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

Date Approved: 2/9/94

  
Chairman

ATTEST:

  
Secretary