

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1975
Wednesday, May 18 1994, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present
Ballard
Carnes, 2nd Vice
Chairman
Doherty
Harris
Horner
Midget, Mayor's
Designee
Neely, 1st Vice
Chairman
Pace
Parmele
Chairman
Wilson

Members Absent
Broussard

Staff Present
Gardner
Hester
Jones

Others Present
Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 17 1994 at 12:12 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 1:35 p.m.

Minutes:

Approval of the minutes of May 4, 1994, Meeting No. 1975

On **MOTION** of, **CARNES** the TMAPC voted **8-0-1** (Ballard, Carnes, Doherty, Harris, Horner, Pace, Parmele, Wilson "aye"; no "nays"; Neely "abstaining"; Broussard, Midget "absent") to **APPROVE** the minutes of the meeting of May 4, 1994 Meeting No. 1973.

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REPORTS:

Committee Reports

Chairman Parmele announced that all committees will meet in work session at the conclusion of today's meeting.

Director's Report:

Mr. Lasker reminded the Planning Commission of a retirement reception for Tom Journey at the Home Builder's Association today at 5:30 p.m.

SUBDIVISIONS:

PRELIMINARY PLAT:

Heatheridge South (983)

(PD-18)(CD-8)

South of the southwest corner of East 71st Street South and South Yale Avenue

Jones presented the plat with Dwayne Wilkerson in attendance at the TAC meeting.

Jones noted the proposed use of the property was an assisted living facility and the pending Board of Adjustment application to increase the floor area ratio from 50% to 85%.

Wilkerson presented a preliminary site plan and stated that an existing 36" RCP storm sewer would need to be relocated.

French noted that two points of access are acceptable; however, one access may need to be relocated and aligned with East 73rd Street South to provide left-turn ability.

Canahl stated that a certification that no negative downstream impact may be required.

Pierce recommended adding to the utilities section of the deed of dedication to permit overhead pole lines along the north and east property lines.

Heatheridge South is a one-lot subdivision and contains 3.0099 acres. The property is zoned OM (Office Medium) and no plans or proposed use has been submitted.

Staff would offer the following comments and/or recommendations:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
4. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
5. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
7. Street names shall be approved by the Department of Public Works and shown on plat.

8. All curve data, including corner radii, shall be shown on final plat as applicable.
9. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
10. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
11. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
12. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
15. The key or location map shall be complete.
16. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
17. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for stormwater facilities and PUD information, as applicable.
18. This plat has been referred to Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
19. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **CYGANOVICH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **HEATHERIDGE SOUTH**, subject to all conditions listed above.

Staff Comments

Mr. Jones noted that the Board of Adjustment approved an increase in floor area ratio and informed that interested parties are in attendance to express concern over potential stormwater problems. He disclosed that the Department of Public Works is aware of potential flooding problems in the area and they are working with the engineer to ensure no additional flooding is experienced on surrounding properties.

Interested Parties

Gene J. Kaefer

4214 East 74th Street 74136

Mr. Kaefer wants to ensure that area residents are offered protection from flooding and that area residents want input on the manner in which the developer handles drainage on the subject property. Mr. Kaefer explained past problems experienced with flooding.

TMAPC Action; 10 members present:

On **MOTION** of, **DOHERTY** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the PRELIMINARY PLAT of Heatheridge South subject to conditions recommended by Staff.

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9300 Sheridan Center (PUD-206)(2283)

(PD-18)(CD-8)

South of the southwest corner of South Sheridan Road and East 91st Street South

Staff Comments

Mr. Jones informed of having talked with the engineer earlier and noted that a detail site plan will be before the Planning Commission next week. The engineer indicated that he would like these two items heard at the same time. Based on this information and since there are no interested parties and the engineer is not present, Mr. Jones requested a continuance to May 25, 1994.

TMAPC Action; 10 members present:

On **MOTION** of, **MIDGET** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **CONTINUE** the PRELIMINARY PLAT for 9300 Sheridan Center to May 25, 1994.

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Oakview Terrace (2093)
NE/c of E. 38th St. S. & S. Atlanta Pl.

(PD-6)(CD-9)

Chairman Parmele announced that this item has been withdrawn.

Mr. Gardner informed of receiving a phone call from the applicant prior to this meeting informing that he is in the process of filing a PUD consisting of a five-lot single-family subdivision.

There were interested parties in attendance expressing that they were unaware of this new application.

Mr. Parmele instructed that Staff notify all interested parties who were present at the plat review be notified for the PUD public hearing.

Interested Parties

Steve Schuller

Barry Von Hartitzsch

J. Tommy Randel

Tom K. Viersen, Jr.

Harrison Townes

525 South Main #111 74103

2532 East 38th Street 74105

P O Box 280, Okmulgee 74447

P O Box 280 Okmulgee 74447

2685 East 38th Street 74105

Mr. Schuller requested that this item be rescheduled for three weeks so he will have an opportunity to be present.

Chairman Parmele suggested the he coordinate his schedule with the applicant so he can have an opportunity to be present.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

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|--|------------------------------|
| L-17858 Ralph Friend (3612) 730 E. 76th St. N. | (PD-24)(County) <i>AG</i> |
| L-17867 LaFonda & Charise Hall (883) 7435 S. Atlanta | (PD-18)(CD-2) <i>RS-3</i> |
| L-17875 Francis Templeton (2094) 12717 & 12719 E. 35th St. S. | (PD-17)(CD-6) <i>CS</i> |
| L-17876 Jim Schwers Company (2094) 12718 & 12720 E. 35th St. S. | (PD-17)(CD-6) <i>CS</i> |
| L-17884 Marguerite Laugel (603) 63rd St. N. & Troost | (PD-24)(County) <i>RS</i> |
| L-17885 Marguerite Laugel (603) 63rd St. N. & Trenton | (PD-24)(County) <i>RS</i> |
| L-17886 Bank of Oklahoma (3294) 5400 Block S. 125th E. Ave. | (PD-18)(CD-5) <i>IL</i> |
| L-17888 Bluford & Wilma Gentry (1193) 1100 Block S. 77th E. Ave. | (PD-5)(CD-5) <i>RS-3</i> |
| L-17889 State Assoc. Freewill Baptist Churches (3403) 4928 E. Latimer | (PD-16)(CD-3) <i>RS-3</i> |
| L-17891 John & Edna Onstead (1392) 1234 E. 24th St. S. | (PD-6)(CD-9) <i>RS-2</i> |
| L-17892 Sally Suzanne Dixon Trust (3293) 3257 E. 61st St. S. | (PD-18)(CD-7) <i>RS-1</i> |
| L-17893 Pine Street Investments (2892) 4400 Block W. 46th St. S. | (PD-9)(County) <i>IM</i> |

Staff Comments

Mr. Jones informed that L-17890 needs to be pulled from the agenda and added as a lot-split for discussion on a later agenda. Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action: 10 members present:

On **MOTION** of, **CARNES** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **RATIFY** the above-listed lot-splits finding them to be in accordance with subdivision regulations and having received prior approval.

OTHER BUSINESS:

PUD-448: Detail Sign Plan - northeast corner of East 91st Street South and South Memorial Drive.

The Blockbuster Video is requesting approval of a 30" X 29' wall sign in Development Area A. The sign complies with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of, **MIDGET** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** the **DETAIL SIGN PLAN** for PUD 448 as recommended by Staff.

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PUD-385-A: Detail Sign Plan - northwest corner of East 71st Street South and South Utica Avenue.

The applicant is requesting approval of a 50 SF wall sign on the east side of the shopping center for "Silvey Companies". The sign will be over the entrance to the northernmost space in the center. The sign complies with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of, **CARNES** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 385-A **DETAIL SIGN PLAN** as recommended by Staff.

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PUD 385-A North of the northwest corner of East 71st Street South and South Utica Avenue.

The applicant is requesting approval of an 84 SF wall sign on the east side of the shopping center for the "Cornerstone Family Medical Clinic" which will occupy the southernmost tenant space in the building. The sign complies with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of, **MIDGET** the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** **PUD 385-A** **DETAIL SIGN PLAN** as recommended by Staff.

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PUD-489: Detail Sign Plan for "1/2 Price Store" located north and east of the northeast corner of East 71st Street South and South Mingo Road.

The subject tract is being developed for a large store to be called the "1/2 Price Store". The new store is located north and east of the northeast corner of East 71st Street South and South Mingo Road, and south and east of the recently-completed Builders Square Store. According to PUD-489, all wall and ground signs shall comply with the provisions of Section 1103.B.2 of the Tulsa Zoning Code subject to any modification thereof or variance thereof by the TMAPC or Board of Adjustment.

Signs are proposed per the attached drawings on the west and east elevations. The apex of the triangular architectural feature will form the extended wall portion of the facade which is 2 feet wide along the side of each leg of the triangle. According to the plans, the sign is 22 feet high by 44 feet wide and the background area will be lighted at an illumination of less than 25 foot candles measured at a 2-foot distance. The total length of the west elevation is 260 feet which includes a return area still visible and appearing as a part of the west wall. Signs that have an area of 484 square feet are proposed on the east and west elevations. Wall signage per lineal foot of wall would be 1.86 square feet per lineal foot of wall even if the entire triangular area counted as signage.

The drawings were submitted by the applicant in response to the TMAPC request of May 4, 1994 for more information. If this information satisfies the TMAPC request, Staff recommends **APPROVAL** of the Detail Sign Plan for wall signs on the east and west elevations as submitted.

TMAPC Comments

Mr. Doherty noted that the sketch indicates the logo extending above the parapet.

Mr. Gardner explained that the wall of the building has been extended in the same shape above that which is approximately 2 ft. in excess of the sign location. He advised that it is now an architectural feature to the building.

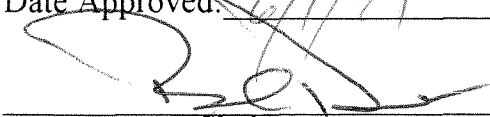
TMAPC Action; 9 members present:

On **MOTION** of, Carnes the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to **APPROVE** PUD 489 DETAIL SIGN PLAN as recommended by Staff.

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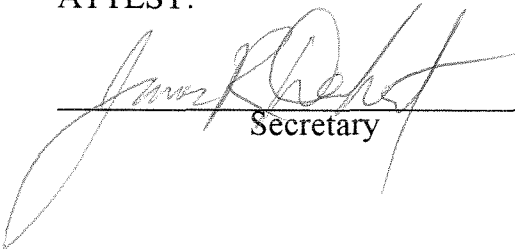
There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved. 6/1/94



Chairman

ATTEST:



Secretary

