

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2057  
Wednesday, February 28, 1996, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Boyle	Ballard	Almy	Linker, Legal
Dick	Carnes	Gardner	Counsel
Doherty, 1st Vice Chairman	Chairman	Stump	
Edwards	Horner		
Gray, Secretary			
Ledford			
Midget, Mayor's Designee			
Pace			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, February 27, 1996 at 10:18 a.m., in the office of the County Clerk at 10:34 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice-Chairman Doherty called the meeting to order at 1:35 p.m.

## Minutes:

### Approval of the minutes of February 14, 1996, Meeting No. 2055:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Edwards, Gray, Ledford, Pace "aye"; no "nays"; "abstaining"; Ballard, Carnes, Midget, Horner "absent") to **APPROVE** the minutes of the meeting of February 14, 1996 Meeting No. 2055.

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## REPORTS:

### Director's Report:

Mr. Doherty apprised the Commission that there are several rezoning applications on the February 29, 1996 City Council agenda.

**SUBDIVISIONS:**

**FINAL APPROVAL:**

**The Gardens (3094) South of the southwest corner of East 41st Street South & South Garnett Rd. (PD-17) (CD-5)**

**Staff Comments:**

Mr. Stump requested this item to be continued to the March 6, 1996 meeting, due to lack of approval on the storm drainage.

The 1st Vice Chairman struck this item.

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**CONTINUED ZONING PUBLIC HEARING:**

Application No.: **PUD 543**  
Applicant: John Moody  
Location: West side of Sheridan at 105th Street South  
Date of Hearing: January 28, 1996  
Presented to TMAPC: John Moody

Present Zoning: AG  
Proposed Zoning: RS-2

**Staff Recommendation:**

The proposed Planned Unit Development would contain 22 large, estate-size lots with average lot widths of 120' and over 19,000 sf in area. These lots are to be accessed from a private, gated cul-de-sac which begins at the stub street (105th Street South) on the west end of the tract. Only emergency access to Sheridan Road would be provided. Due to the size and the density of the development and existing lot and street patterns, Staff can support a private cul-de-sac to serve these lots. The amount of traffic generated by this development as it travels over existing residential streets will not be sufficient to cause any overloads.

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 543 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 543 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):	14.67
(Net):	14.06
Permitted Uses:	Use Unit 6, Single Family Dwelling and Customary Accessory Uses
Maximum Number of Dwelling Units:	22
Minimum Lot Size:	19,000 sf
Minimum Lot Width:	100'
Minimum Required Yards:*	
Front Yard	55'**
Side Yard	7.5'
Rear Yard (except abutting Sheridan Rd.)	25'
From center line of Sheridan	85'
Maximum Building Height:	45', but for every foot above 35' the required rear and side yards are increased by one foot
Other Bulk and Area Requirements:	As provided within the RS-2 District

\*Detached accessory buildings shall comply with the minimum yard requirements for principal structures.

\*\*Measured from the centerline of the abutting street.

3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all common areas, including any stormwater detention areas within the PUD.

4. All private roadways shall be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb or edge-to-edge of paving if center drained streets are used. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.

5. No Building Permit shall be issued until the requirements of Section 1107F 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 and making the City beneficiary to said covenants.

6. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

7. A second point of access for emergency vehicles shall be provided as required by the Tulsa Fire Department.

**TAC Comments:**

Jones presented the review with Ted Sack, John Moody, and Tom Wenrick present.

Herbert noted that a PFPI would be required.

Jones added that right-of-way for South Sheridan would be required with the subdivision plat and a waiver to permit a cul-de-sac over 500' in length.

French recommended limits of no access be shown on the plat along Sheridan and that his office be involved in the entrance and gate design.

McGill requested that his office approve any island design to ensure proper firetruck access.

**Applicant's Comments:**

John Moody, 5555 East 71st Street, Suite 6230, stated that revisions have been made to the designs. The access to the development has been moved to Sheridan Road with provisions for emergency access from the cul-de-sac on the western end of the property. Two private T-type streets were added to reduce interference between traffic entering and existing at the gate. As a result, this put restraints on the building setback line. The applicant requests a minimum 35-foot setback, measured from the center of the street, conditioned upon TMAPC approval of a detailed site plan. In addition, the applicant is requesting a maximum of 24 units be allowed if the need for additional units is demonstrated. Mr. Moody advised the Commission that provisions have been made to avoid blocking Sheridan Road due to stacking of cars. The revised entrance-way will allow the stacking of three or four cars between Sheridan Road and the gate. In addition, three parking spaces will be installed for added relief.

**Mike Copeland**, 6125 East 106th Place, representing the Homeowners Association, stated he has reviewed the proposed amendment and it is acceptable to the Homeowners Association. The Homeowners Association supports the development as proposed.

**Tom Ganem**, 6049 East 104th Street, questioned whether the emergency access on 105th will be used for through-traffic. Since this access will only be for emergency vehicles, Mr. Ganem had no opposition.

**Staff Comments:**

Mr. Stump informed the Commission that 24 units is far fewer than the number of units allowed by the underlying zoning. There is not a problem with the 30-foot setback from centerline. However, Staff would recommends that Lots 1 and 21 be required to front to the west, with primary access off the side street. Staff recommends that a detail site plan for the entrance (gate area) be submitted for approval by TMAPC prior to construction.

**TMAPC Comments:**

Mr. Boyle expressed appreciation to Mr. Moody, Mr. Sack and the neighbors for their work in resolving this issue.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Dick, Doherty, Edwards, Gray, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Horner "absent ") to recommend **APPROVAL** of PUD 543 per the conditions recommended by Staff with the following revisions:

- 1) Maximum number of dwelling units - 24
- 2) Corner lots minimum secondary front yard measured from the centerline of the street - 45-feet
- 3) Corner lots adjacent to the subdivision entrance shall not have vehicular access to the entrance street.
- 4) Only emergency vehicular traffic is permitted onto 105th Street South.

**LEGAL DESCRIPTION FOR**

A part of the SE/4, NE/4 of Section 27, T-18-N, R-13-E of IBM, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 440' due North of the Southeast corner of the NE/4 of Section 27; thence due West 1,320'; thence due North 440'; thence due East 660'; thence due North 88'; thence due East 660'; thence South 528' and located south of the southwest corner of East 101st Street South, on the west side of South Sheridan Road, Tulsa, Oklahoma,

\* \* \* \* \*

Application No.: **PUD 260C**  
 Applicant: Jerry Ledford, Jr.  
 Location: North of the northwest corner of Canton Ave. and 71st St. South  
 Date of Hearing: January 28, 1996  
 Presented to TMAPC: Jerry Ledford, Jr.

**Staff Recommendations:**

The applicant is proposing to incorporate Development Area 5 of PUD 260B and all of PUD 442 into a new PUD 260C. The maximum permitted building floor area would be 114,325 sf. The same as all the building floor area currently allocated to PUD 442 and Development Area 5 of PUD 260B.

The new PUD would have two development areas. Number one would be for a hotel and number two for undetermined commercial or office uses. The areas to the south and west are developed for commercial uses and the areas to the north and east are for parking and office development. If this PUD is approved, the requirements of PUD 442 will no longer be in effect, and only the development standards of PUD 260C would apply.

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 260C 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 260C 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:**

	<u>Development Area 1</u>	
Land Area (Net)		122,048 sq. ft.
Permitted Uses		Use Unit 19
Maximum Building Floor Area		80,000 sq. ft.
Maximum Building Height		70 feet
Maximum Building Setback		
West Boundary		25 feet
South Boundary		35 feet
East Boundary		25 feet
North Boundary		60 feet
Minimum Landscaped Open Space		15% of lot

Signs: One monument style ground sign is permitted, on Canton Ave. It shall not exceed 8' in height nor 64 sq. ft. of display surface area. One ground sign is permitted on Zurich Avenue (a private street) with a maximum height of 21' and display surface area of 120 sq. ft.\* Wall signs shall not exceed 1 sq. ft. of display surface area per lineal foot of building wall to which they are attached.

\* As amended by TMAPC at the public hearing.

## Development Area 2

Land Area (Net)	80,236 sq. ft.
Permitted Uses	Use Units 10, 11, 12, 12a, 13, 14 and 19
Maximum Building Floor Area	34,325 sq. ft.
Maximum Building Height	50 feet
Maximum Building Setback	
West Boundary	25 feet
South Boundary	10 feet
East Boundary	15 feet
North Boundary	25 feet
Minimum Landscaped Open Space	10% of lot excluding the detention facility

Signs: One monument style ground sign is permitted not to exceed 8' in height nor 64 sq. ft. of display surface area. Wall signs shall not exceed 1½ sq. ft. of display surface area per lineal foot of building wall to which they are attached.

3. 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 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 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.
5. 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.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. The Department 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.
8. No Building Permit shall be issued until the requirements of Section 1107F 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 and making the City beneficiary to said covenants.

9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

**Applicant's Comments:**

Jerry Ledford, Jr., Tulsa Engineering, expressed agreement with Staff recommendation except for the signage on Zurich Avenue (a private street) in Development Area 1. He requested a ground sign be permitted up to 21' in height and 120 sq. ft. in the display surface area.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Dick, Doherty, Edwards, Gary, Midget, Pace "aye"; no "nays"; Ledford "abstaining"; Ballard, Carnes, Horner "absent ") to recommend **APPROVAL** of PUD 260C per the Staff recommendation except the ground sign on Zurich Avenue is permitted as per the applicants request. This major amendment if approved vacates PUD 442.

**LEGAL DESCRIPTION FOR**

Lot 5, Block 1, Hyde Park Second, an Addition to the City of Tulsa County, State of Oklahoma, according to the official recorded Plat thereof, and a part of Lot 1, Block 2, Burning Hills, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded Plat thereof, more particularly described as follows: Commencing at the southeast corner of said Lot 1, Block 2; thence N 00°00'22" E along the easterly boundary of said Lot 1, Block 2 (westerly right-of-way line of South Canton Avenue) a distance of 200.00' to the Point of Beginning; thence N 89°49'38" W a distance of 300.00' to a point in the westerly boundary of said Lot 1, Block 2; thence N 00°00'17" E along the westerly boundary of said Lot 1, Block 2, a distance of 312.74'; thence S 89°49'53" E a distance of 300.01' to a point on the easterly boundary of said Lot 1, Block 2, (westerly right-of-way of South Canton Avenue); thence S 00°00'22" W along the east boundary of said Lot 1, Block 2, (westerly right-of-way of South Canton Avenue) a distance of 312.76' to the Point of Beginning, and located North of East 71st Street South between South Zurich Avenue and South Canton Avenue, Tulsa, Oklahoma.

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**OTHER BUSINESS:**

**PUD 514 Northeast corner of 33rd St. S. and Yale Avenue (PD-6) (CD-7)**  
*(Revised Detail Site Plan for Development Area A)*

**Staff Recommendations:**

The Saied Music Company is proposing a revised site plan which reduces the size of the addition originally proposed and rearranges the parking lot, loading area and screening in Development Area A.



Staff recommends **APPROVAL** of the proposed site plan if the following changes are made.

1. Increase the width of the new curb onto Yale to 40'.
2. Provide a vegetative screen and irrigation system along all the east boundary of the north 180' of the PUD.
3. The screening fences shall have masonry columns and otherwise be as shown on the landscape plan and the vegetative screen shall be designed to attain a height of at least 6' within 5 years of occupancy.
4. The original approval of a detail site plan for Development Area B is void.

**Janet Bradley**, 3355 South Braden, representing the Homeowners Association, requested continuance because the detail site plan and detail landscape plan have not been completed and submitted to the Homeowners Association for review.

**John Stava**, 2121 East 51st Street, Suite 100, general contractor for the proposed project, stated that the detail site plan and landscape plan have been submitted and that the continuance of this item will cause an economic impact on the project.

**TMAPC Comments:**

Mr. Doherty informed Mr. Stava that the Planning Commission was very clear with the applicant that they wanted the neighbors to be given full notice and details of the site and landscape plans.

Mr. Midget stated that due to proposed landscape screens instead of screening fences, the Commission wanted the neighbors to review the overall plan.

Mr. Boyle questioned if a week continuance would be an extreme hardship for Mr. Stava and if that would allow the Homeowners Association enough time to review the plan.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Dick, Doherty, Edwards, Gray, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Horner "absent ") to **CONTINUE** the site plan for PUD 514 to the March 6, 1996 Planning Commission Meeting.

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**Amendment to "TMAPC Rules of Procedure" Section I.E.1. Committees, renaming a standing committee**

Ms. Gray stated that the Public Participation Committee met on March 14, and is requesting to be renamed the Community Participation Committee.

**TMAPC Action; 8 members present:**

On **MOTION** of **GRAY**, the TMAPC voted **8-0-0** (Boyle, Dick, Doherty, Edwards, Gray, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Horner "absent ") to **APPROVE** renaming the standing Public Participation Committee to Community Participation Committee and make such amendments to the "TMAPC Rules of Procedure" as that necessitates.

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There being no further business, the Chairman declared the meeting adjourned at 2:15 p.m.

Date Approved: 3-13-96

  
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Chairman

ATTEST:

  
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Secretary