

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2141

Wednesday, January 7, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Carnes	Almy	Linker, Legal
Doherty	Pace	Beach	Counsel
Gray		Dunlap	
Horner		Huntsinger	
Jackson		Stump	
Ledford			
Midget			
Selph			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, December 31, 1997 at 3:15 p.m., in the Office of the City Clerk at 3:10 p.m., as well as in the office of the County Clerk at 3:09 p.m.

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

Minutes:

Approval of the minutes of December 10, 1997, Meeting No. 2139:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-2** (Boyle, Doherty, Gray, Horner, Jackson, Westervelt "aye"; no "nays"; Ledford, Selph "abstaining"; Carnes, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of December 10, 1997 Meeting No. 2139.

Approval of the minutes of December 17, 1997, Meeting No. 2140:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-2** (Boyle, Doherty, Gray, Horner, Jackson, Westervelt "aye"; no "nays"; Ledford, Selph "abstaining"; Carnes, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of December 17, 1997 Meeting No. 2140.

Reports:

Chairman's Report:

Chairman Boyle noted receipt of the letter from Mr. Wheat. He also acknowledged receipt of a letter from Mr. Henry in regard to Lot-split Case No. 18246 and requested staff to place this item on next week's agenda for discussion.

In regard to Mr. Henry's letter, Mr. Doherty asked whether the extraction of sand is considered mining and if the subject property is properly zoned for sand extraction. Mr. Stump replied AG-zoned property would allow sand extraction by special exception.

Committee Reports:

Budget and Work Program Committee:

Mr. Horner stated there is a Budget and Work Program Committee meeting scheduled for today to discuss FY99 work items.

In regard to work items, Chairman Boyle stated he has requested a meeting with Mayor Savage and would inform the members when scheduled.

Mr. Horner welcomed Commissioner Selph to the Planning Commission, noting that his input is most helpful, as in previous years on the Commission. Chairman Boyle also welcomed Commissioner Selph.

Comprehensive Plan Committee:

Mr. Ledford stated the Comprehensive Plan Committee has a meeting scheduled for today following the Planning Commission meeting.

Rules and Regulations Committee:

Mr. Doherty stated Rules and Regulations Committee also has a meeting scheduled for today.

Mr. Doherty noted there are items scheduled for the January 8, 1998, City Council meeting.

Community Participation Committee:

Ms. Gray stated the quarterly Community Participation Committee Work/Training Session is scheduled for February.

Director's Report:

Mr. Stump stated that Janice Almy distributed information for the APA Conference. He stated there are enough monies to send eight Commissioners to the conference. He noted the registration cut-off has been moved up to January 27, so anyone interested in going will need to contact Ms. Almy.

Subdivisions:

Plat Waiver, Section 213:

Z-5457-SP-1 (1182)

(PD-8) (CD-2)

East of the northeast corner West 81st Street and South Union

Staff Comments:

Mr. Beach stated this plat waiver is for a cellular telephone tower site. He noted the TAC review was administratively waived. He stated everything is in order; therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** the Plat Waiver for Z-5457-SP-1 as recommended by staff.

Final Plat:

Sheridan Oaks Estates (1583)

(PD-18) (CD-8)

North of the northwest corner East 91st Street and South Sheridan Road

Staff Comments:

Mr. Beach stated this final plat had been continued to resolve some problems. He noted the problems have been corrected and the plat appears in order. Therefore, staff recommends approval subject to final review of the language by the Legal Department.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** the Final Plat for Sheridan Oaks Estates, subject to final review of the language by the Legal Department.

Change of Access:

Enterline Addition (3094)

(PD-17) (CD-5)

10110 East 41st Street South

Staff Comments:

Mr. Beach stated that the Traffic Engineering Department and staff have reviewed the change of access and find it in order. Therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** the Change of Access for Enterline Addition as recommended by staff.

Interchange Center (1493)

(PD-17) (CD-5)

Northwest corner South Memorial Drive and East 31st Court

Staff Comments:

Mr. Beach stated that the Traffic Engineering Department and staff have reviewed the change of access and find it in order. Therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** the Change of Access for Interchange Center as recommended by staff.

Lot-Splits for Ratification of Prior Approval:

- L-18575 Charles Warren (2684)** (PD-19) County
East 111th Street South, between 161st and 177th
- L-18581 Jimmy Roberts (2423)** (PD-14) County
East 156th Street North and Memorial Drive
- L-18582 Bernice Lucas (2103)** (PD-2) (CD-3)
2732 North Toledo
- L-18585 Anderson Properties (1283)** (PD-18c) (CD-8)
Northeast corner 81st Street and Memorial Drive
- L-18586 City of Tulsa (383)** (PD-18b) (CD-7)
5635 East 71st Street
- L-18588 City of Tulsa (2994)** (PD-17) (CD-6)
4500 South 129th East Avenue
- L-18589 City of Tulsa (2094)** (PD-17) (CD-6)
12747 East 41st Street
- L-18591 R. Reef (183)** (PD-18) (CD-7)
North of northeast corner 71st Street and Memorial Drive

Staff Comments:

Mr. Beach stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt “aye”; no “nays”; none “abstaining”; Carnes, Pace “absent”) to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Continued Zoning Public Hearing:

Application No.: Z-6612 **RM-1 to PK**
Applicant: Curtis Shacklett **(PD-2) (CD-3)**
Location: Southeast corner East Haskell Place North and North Xanthus Avenue
Presented to TMAPC: Curtis Shacklett

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 3 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Special District 2 – High Intensity.

According to the Zoning Matrix the requested PK zoning **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 110' x 190' in size and is located on the south side of Dawson Road on the northeast corner of East Haskell Street North and North Wheeling Avenue. The property is flat, non-wooded, contains a parking lot and is zoned RM-1.

Surrounding Area Analysis: The subject tract is abutted on the north by a steel manufacturing company, zoned IL; to the south and east by single-family dwellings, zoned RM-1; and to the west by a parking lot, zoned PK.

Zoning and BOA Historical Summary: The property to the west was rezoned to PK in 1977, which provided additional needed parking for the industrial uses to the north but also provided a buffer to residential uses to the south.

Conclusion: The subject property is part of an older residential area located south and across Haskell Place from medium intensity industrial uses. The industrial district impacts the uses of the properties, first by not being compatible with the residential zoning and use by virtue of intensity of uses, noise and traffic; secondly, an increased demand for off-street parking in this area results in additional cars parked on the residential streets if off-street facilities are not provided. Based on the Comprehensive Plan, the existing uses and development in this area, staff recommends **APPROVAL** of PK zoning for Z-6612.

Applicant's Comments:

Curtis Shacklett stated he is in agreement with staff's recommendation.

There were no interested parties wishing to comment.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to recommend **APPROVAL** of PK zoning for Z-6612 as recommended by staff.

Legal Description for Z-6612:

The west 140' of Lots 15 and 16, Block 11, Cherokee Heights Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, and located on the southeast corner of East Haskell Place North and North Xanthus Avenue, Tulsa, Oklahoma.

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Zoning Public Hearing:

Application No.: Z-6618

RS-3 to IM

Applicant: Louis S. Horton, Jr.

(PD-16) (CD-3)

Location: Southeast corner North 69th East Avenue and East Virgin Street

Presented to TMAPC: Louis S. Horton, Jr.

(Item to be continued to 01/21/98 to provide required notice.)

Chairman Boyle noted that this item needs to be continued for notification purposes.

Staff Comments:

Mr. Stump stated the sign company placed the notification sign across the street from the subject property. The sign has been re-posted in the proper location. However, a continuance to January 21 is needed to meet the requirements of notification.

There were no interested parties wishing to comment.

TMAPC Action; 8 members present:

On **MOTION** of **SELPH**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Selph Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Midget, Pace "absent") to **CONTINUE** the Zoning Public Hearing for Z-6618 to January 21, 1998.

Items Z-6617 and PUD-581/Z-6617-SP-1/Z-6140-SP-2 were heard simultaneously.

Application No.: Z-6617

RS-1 to CO

Applicant: Roy D. Johnsen

(PD-26) (CD-8)

Location: Southwest corner Creek Turnpike and South Memorial Drive

Application No.: PUD-518/Z-6617-SP-1/Z-6140-SP-2

RS-1 to CO/PUD

Applicant: Roy D. Johnsen

(PD-26) (CD-8)

Location: Southwest corner Creek Turnpike and South Memorial Drive

Presented to TMAPC: Roy D. Johnsen

(A Planned Unit Development and Corridor Site Plan for an apartment complex.)

Chairman Boyle stated a timely request for continuance was received from Mr. Levinson, representing Spirit Bank.

Applicant's Comments:

Roy Johnsen, 201 West 5th, Suite 440, 74103, stated he spoke with Mr. Levinson in regard to the continuance. He stated he has no objection to the continuance and noted he is meeting with Mr. Levinson to review the access.

Mr. Johnsen noted there may be other interested parties present.

Mr. Johnsen feels both this item and the related item, PUD-581/Z-6617-SP-1/Z-6140-SP-2, are included in the request for continuance.

Interested Parties Comments:

Don Clifton, 7421 East 98th, 74133, stated he would prefer hearing the case today since he already made arrangements to be present. However, he consented to the continuance.

Kaulu Kiu, 7425 East 90th, 74133, stated he would also prefer hearing the case today. However, he stated he would be willing to wait one week.

TMAPC Comments:

Mr. Doherty suggested that Mr. Johnsen meet with the interested parties prior to next week's meeting.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **CONTINUE** the Zoning Public Hearing for Z-6617 and PUD-581/Z-6617-SP-1/Z-6140-SP-2 to January 14, 1998.

Application No.: Z-6619

RS-3 to CS

Applicant: Roy D. Johnsen/C. Duane Brogdon

(PD-18) (CD-5)

Location: 9605 East 61st Street South

(Item to be continued to 01/21/98 to provide required notice.)

Chairman Boyle noted that this item needs to be continued for notification purposes.

Staff Comments:

Mr. Stump stated the sign company placed the notification sign across the street from the subject property. The sign has been reposted the proper location. However, a continuance to January 21 is needed to meet the requirements of notification.

There were no interested parties wishing to comment.

TMAPC Action; 8 members present:

On **MOTION** of **SELPH**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Midget, Pace "absent") to **CONTINUE** the Zoning Public Hearing for Z-6618 to January 21, 1998.

Application No.: Z-6174-SP-1a

(PD-18) (CD-8)

Applicant: Mary Womble

Location: Northwest corner East 81st Street and South US Hwy 169

Presented to TMAPC: Mary Womble

(Minor Amendment to Corridor Site Plan to increase the number of off-street parking spaces for a restaurant.)

Staff Recommendation:

The applicant is requesting minor amendment approval to increase the number of off-street parking spaces for a previously approved Corridor Site Plan. The Corridor Site Plan, approved in 1989, required a minimum of 71 spaces to serve an existing 7,112 square foot residential structure, which was to be used as a restaurant. No building permit was issued following initial Corridor Site Plan approval.

The current request indicates an increase of 17 parking spaces for a total of 88 spaces on the 1.45-acre site. No change in the building area is proposed.

Staff has reviewed the revised site plan submitted with the request for conformance to the corridor development standards approved in 1989 and all applicable sections of the Tulsa Zoning Code. Staff finds the revised Corridor Site Plan meets building bulk and area, setback, parking, access, circulation and total landscaped open space standards of the original approval. A landscape plan submitted with the application also conforms to all requirements of the landscape chapter of the code.

Staff, therefore, recommends **APPROVAL** of the minor amendment and the revised Corridor Site and Landscape Plans as submitted.

Applicant's Comments:

Mary Womble stated she is in agreement with staff's recommendation.

There were no interested parties wishing to comment.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** Minor Amendment Z-6174-SP-1a as recommended by staff.

Application No.: PUD-522-1

(PD-18) (CD-8)

Applicant: Charles Norman

Location: Southwest corner East 81st Street and South Mingo Road

(Minor Amendment to divide the PUD into two tracts and revise floor area allocation and sign standards.)

Staff Recommendation:

The applicant is requesting minor amendment approval to divide the planned into development into two tracts (Tract A & B), allocate building floor area to each tract, allocate signage to each tract and authorize a lot-split to permit the conveyance of Tract A separate and apart from Tract B.

Staff has reviewed the request and can support the division of the planned unit development into two tracts, the allocation of floor area and a lot-split. Staff, however, cannot support the allocation of signage as proposed and submits the following revised PUD standards, including signage, with a recommendation for **APPROVAL** as follows:

1. Approval of the division of the PUD into Tract A and B and allocation of the approved 85,000 square feet of maximum floor area as follows:

Tract A: 40,000 SF

Tract B: 45,000 SF

2. Allocation of ground (pole and monument) signage as follows:*

Tract A: Ground signs (pole) shall be limited to one for each arterial street frontage, each with a maximum of 280 SF of display surface area and 30' in height.

One monument sign shall be permitted at each arterial street entry, with a maximum of one on 81st Street and one on Mingo Road, each with a maximum of 60 SF of display surface area and 6' in height.

Tract B: One monument sign shall be permitted at each arterial street entry, with a maximum of two signs on 81st Street and two on Mingo Road, each with a maximum of 60 SF of display surface area and 6' in height.

No ground signs (pole) shall be permitted.

3. Approval of a lot-split to permit the conveyance of Tract A separate and apart from Tract B, provided that no building permit shall be issued on either tract until that tract is platted as required by the Planned Unit Development 522 development conditions.

* Conforms to the number and size of signage approved in January 1995.

The applicant was not present.

There were no interested parties wishing to comment.

TMAPC Comments:

Mr. Doherty requested this item be moved to the end of the agenda to give the applicant time to arrive because he feels there is some controversy on the conditions. Mr. Stump stated he spoke with Mr. Norman and feels he acquiesced to staff's conditions on the signage.

Mr. Westervelt stated he had ex parte communication with the applicant. He asked Mr. Stump if the applicant agreed to all the conditions. Mr. Stump replied the applicant indicated he would not oppose to the condition on the signage and if needed, the applicant would file an amendment to have the conditions modified at a later date.

Mr. Sack feels the applicant does not object to the conditions.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** Minor Amendment PUD-522-1, subject to the conditions as recommended by staff.

Application No.: Z-5498-SP-2c

(PD-18) (CD-2)

Applicant: Ted Sack

Location: 7920 South Lewis

(Minor Amendment to Corridor Site Plan to allow additional storage area for hotel.)

Staff Recommendation:

The applicant is requesting a minor amendment to a previously-approved Corridor Site Plan to permit the addition of a 185 square foot storage area to the 11,200 square foot portion of the hotel approved by minor amendment in June 1997.

Staff has reviewed the request and finds that the increase in floor area, when combined with past amendments, does not exceed 10% of the originally-approved floor area. A 1,000 square foot storage area approved in 1995 has

been removed from the site. Staff also finds that existing parking is sufficient to cover the increase. The applicant is proposing an exterior finish of drivet with façade details to match the proposed 11,2000 square foot addition.

Staff recommends **APPROVAL**, subject to the following conditions:

1. Exterior materials per applicant's proposal.
2. New landscaping and a sidewalk approved in the landscape and site plans (previously submitted) be installed 6.5 feet to the north to accommodate the 185 square foot expansion.

Applicant's Comments:

Ted Sack, 111 South Elgin Avenue, 74120-1816, indicated he is in agreement with staff's recommendation.

There were no interested parties wishing to comment.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **APPROVE** Minor Amendment Z-5498-SP-2c, subject to the conditions as recommended by staff.

Other Business:

PUD-557 Wayne Alberty

(PD-18) (CD-8)

Southeast corner of 93rd Street South and Memorial Drive

(Interpretation of building material requirement imposed by PUD condition.)

Staff Recommendation:

The applicant is requesting an interpretation by the Planning Commission as to whether a particular textured material applied to metal panels satisfies the requirement of the PUD that all building exteriors in Development Area A be "concrete, masonry or drivet."

The applicant will be providing examples of these materials to the Commission at the meeting.

Staff Comments:

Mr. Stump stated that applicant has a presentation but is not present. He feels this item should be continued until the applicant makes the presentation.

TMAPC Comments:

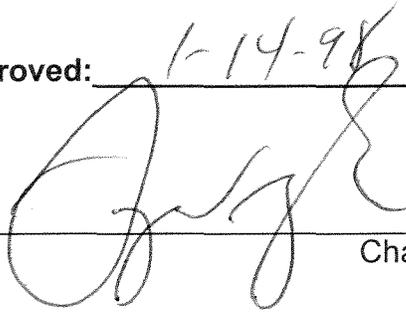
Mr. Doherty feels the presentation will be beneficial. He stated the PUD condition required masonry and the applicant is presenting an alternative textured material to be applied to the metal panels.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Midget, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Pace "absent") to **CONTINUE** the Other Business item – PUD-557 to January 14, 1998.

There being no further business, the Chairman declared the meeting adjourned at 1:50 p.m.

Date Approved: 1-14-98



Chairman

ATTEST: 
Secretary