

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2143

Wednesday, January 21, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, January 20, 1998 at 9:35 a.m., in the Office of the City Clerk at 9:32 a.m., as well as in the office of the County Clerk at 9:31 a.m.

After declaring a quorum present, Chairman Boyle called the meeting to order at 1:32 p.m.

Minutes:

Approval of the minutes of January 7, 1998, Meeting No. 2141:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **APPROVE** the minutes of the meeting of January 7, 1998 Meeting No. 2141.

Reports:

Committee Reports:

Budget and Work Program Committee:

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

Chairman Boyle stated a meeting with the Mayor's office, to discuss the Budget and Work Program items, is being scheduled.

Comprehensive Plan Committee:

Mr. Ledford stated that there was a meeting scheduled for today; however, due to lack of quorum, the meeting did not take place.

Director's Report:

Mr. Stump stated there is one zoning item scheduled for the January 22, 1998, City Council meeting. He stated Mr. Dunlap would be attending. Chairman Boyle stated Mr. Doherty and Mr. Jackson would be attending on behalf of the Planning Commission.

Subdivisions:

Final Plats:

Indian Health Care Resource Center (192) (PD-4) (CD-4)
Northwest corner East 6th Street and South Peoria Avenue

Staff Comments:

Mr. Beach stated everything is in order; therefore, staff recommends approval subject to the Deed of Dedication language being reviewed and approved by the Legal Department.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **APPROVE** the Final Plat for Indian Health Care Resources Center, subject to the Legal Department reviewing and approving the Deed of Dedication language.

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Sunchase II (2483)

(PD-18) (CD-8)

Northeast corner South Memorial Drive and U.S. Highway 169

Staff Comments:

Mr. Beach stated the release letter from the Public Works Department has not been received; therefore, this item needs to be continued until next week.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **CONTINUE** the Final Plat for Sunchase II to January 28, 1998.

Lot-Split(s) for Ratification of Prior Approval:

L-18573 Eugene Harrison (2092)

(PD-9) County

3605 South 65th West Avenue

L-18593 Jerry Ray (1192)

(PD-9) (CD-2)

1707-1709 Southwest Boulevard

L-18594 City of Tulsa (2194)

(PD-17) (CD-6)

13332 East 37th Street

L-18595 R.A.L. Development (2383)

(PD-18c) (CD-8)

7110 East 92nd Street

L-18596 Nettia Carr (3482)

(PD-22) County

11224 South 26th West Avenue

Staff Comments:

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

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Continued 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

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity – No Specific Land Use.

According to the Zoning Matrix the requested IM zoning **is not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 218 x 270 acres in size and is located on the southeast corner of East Virgin Street and North 69th East Avenue. The property is flat, non-wooded, vacant, and is zoned RS-3.

Surrounding Area Analysis: The subject tract is abutted on the north, south and east by vacant property, zoned RS-3 and to the west by industrial activity, zoned IM.

Zoning and BOA Historical Summary: There has been no action in this area.

Conclusion: Based on the Comprehensive Plan the requested IM zoning is not in accordance with the Plan Map; however, the subject tract is within the 65 Ldn noise contour for airport development and is adjacent to Special District 1 which is designated for airport and related uses. The property is currently owned by Tulsa Airport Authority and is part of a land trade. The Airport Authority supports the industrial use, which is quite compatible with airport land uses. Staff, therefore, recommends **APPROVAL** of IM zoning for Z-6618 due to the proximity to the airport. If the request is approved, staff recommends the Comprehensive Plan be amended accordingly.

There were no interested parties wishing to comment.

TMAPC Comments:

Mr. Doherty pointed out that the request was for IM zoning and the records need to be changed accordingly. Mr. Stump stated the request and recommendation is for IM zoning.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt “aye”; no “nays”; none “abstaining”; Midget “absent”) to recommend **APPROVAL** of IM zoning for Z-6618 and recommends the Comprehensive Plan be amended accordingly.

Legal Description for Z-6618:

Section 26, T-10-N, R-13-E part of Block 18, Mohawk Ridge Addition to the City of Tulsa, Tulsa County, State of Oklahoma, described as follows: the W 18.00 of Lot 8, and all of Lots 9 through 16 and the W 18.00' of Lot 17, Block 18, Mohawk Ridge Addition and located on the southeast corner of East Apache Street and North 69th East Avenue, Tulsa, Oklahoma.

Application No.: Z-6619

Applicant: Roy D. Johnsen

Location: 9605 East 61st Street South

RS-3 to CS

(PD-18) (CD-5)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Medium Intensity – Commercial.

According to the Zoning Matrix the requested CS zoning is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 3.3 acres in size and is located on the northwest corner East 61st Street South and South Mingo Road. The property is flat, non-wooded, contains a church and vacant land, and is zoned RS-3.

Surrounding Area Analysis: The subject property is abutted on the northwest by a drainageway zoned RS-3; to the northeast by single-family dwellings, zoned IL; to the east by vacant property zoned CS; to the southeast by a shopping center, zoned CS; to the south by a fast-food restaurant and vacant property, zoned CS and to the west by a veterinary clinic, zoned CS.

Zoning and BOA Historical Summary: The southern portion of the subject tract was granted a special exception for church use in 1959. Since that time the church has acquired additional property to the north which was granted special exception for church use.

Conclusion: The Comprehensive Plan supports the request for CS zoning and based on the existing zoning and development in this area, staff recommends **APPROVAL** of CS zoning for Z-6619.

There were no interested parties wishing to comment.

TMAPC Comments:

Mr. Doherty asked how the small strip of land that abuts Mingo Road and is located outside of this application would be affected, since there is CS and IL zoning located across the street. Mr. Stump stated this strip is the right-of-way of Mingo Road and the zoning line would continue to the centerline of the street.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to recommend **APPROVAL** of CS zoning for Z-6619.

Legal Description for Z-6619:

Beginning at a point 208.7' W of the Southeast corner of Section 36, T-19-N, R-13-E; thence N 208.7'; thence W 81.3'; thence N 41.3'; thence W 110'; thence S 250'; thence E 191.3' to the POB; a tract of land lying in the SE/4, SE/4, Section 36, T-19-N, R-13-E of the IBM, Tulsa County, Oklahoma, more particularly described as follows to-wit: beginning at a point 250' N and 290' W of the Southeast corner of said Section 36, being on the West line of Lot 12, Block 2, Anderson Addition, according to the recorded Plat thereof; thence N 125'; thence W 240'; thence S 125'; thence E 240' to the POB; the S 208.7' of the E 208.7' of the SE/4, SE/4, SE/4, Section 36, T-19-N, R-13-E of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof; and Lot 11 and 12, Block 2, Andersen Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, and being located on the northwest corner of East 61st Street South and South Mingo Road, Tulsa, Oklahoma.

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Other Business:

Capital Improvement Project (CIP) requests for City of Tulsa, finding them in accord with the Comprehensive Plan for the Tulsa Metropolitan Area, subject to amendment of the MSHP redesignating Delaware Avenue as a secondary arterial between I-244 and East 11th Street (to be heard 02-04-98)

Staff Comments:

Ms. Matthews stated that staff has reviewed the annual CIP requests and found the majority of them are routine maintenance/replacement requests.

Ms. Matthews pointed out there is a proposal to widen Delaware Avenue between the expressway and 11th Street. This proposal would involve or necessitate amending the Major Street and Highway Plan, which the Comprehensive Plan Committee has recommended. Said amendments are scheduled to be heard by the Planning Commission on February 4, 1998.

In light of the improvements on the University of Tulsa (TU) campus and other improvements south of 11th Street, Ms. Matthews stated staff feels the CIP requested are in accordance with the Comprehensive Plan, subject to the Major Street and Highway Plan being amended to reflect Delaware Avenue as a secondary arterial.

Ms. Matthews noted a request from the Police Department to expand the Southwest Uniform Division thereby and the neighborhood in that area has been very vocal on previous improvements to this facility. There is also a proposal to locate a new Uniform Division east and south of 41st Street and Yale. She suggested that the neighborhoods affected should be contacted to avoid future problems with these requests.

There were no interested parties wishing to comment.

TMAPC Comments:

Chairman Boyle asked how the Delaware Avenue proposal would affect the TU Master Plan. Ms. Matthews stated the public hearing for the amendments TU Master Plan has been postponed to allow for further modifications, as requested from the surrounding neighborhood and ministries. Chairman Boyle asked whether the Delaware Avenue proposal should be postponed until the TU Master Plan is presented. Ms. Matthews replied in the negative, noting the two proposal are separate issues, but noted they are compatible. She noted the Delaware Avenue proposal was a part of a discussion at a Kendall-Whittier Task Force meeting and the University was willing to make some improvements on their edge of the campus to enhance Delaware Avenue.

Mr. Carnes commented that the Kendall-Whittier Task Force acknowledged Harvard Avenue as the campus' eastern boundary and that Delaware Avenue as the campus' western boundary. Ms. Matthews replied in the affirmative.

Mr. Doherty stated the 1985-6 TU Master Plan Study did not identify Delaware Avenue as the western boundary; it was recognized that Delaware Avenue would carry large volumes of traffic. He stated there was historic discussion on Delaware Avenue and feels this is a step in identifying and constructing Delaware Avenue in to secondary arterial standards.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **AFFIRM** staff's findings that the Capital Improvement Projects, as presented, are in accordance with the Comprehensive Plan, subject to amendment of the Major Street and Highway Plan redesignating Delaware Avenue as a secondary arterial between I-244 and East 11th Street.

Special Residential Facilities Task Force Mission Statement

Staff Comments:

Mr. Westervelt stated the Mission Statement is scheduled for the Task Force's meeting of January 22, 1998.

Ms. Matthews presented the Special Residential Facilities Task Force Mission Statement as follows:

To review existing regulations regarding the various types of special residential facilities in light of the needs for those facilities, trends in provision of treatment and recent legislation; to make recommendation for possible changes to those regulations; and to make recommendations for any other procedural or policy changes, such as in licensing and/or registration, that the Task Force deems appropriate.

Ms. Matthews stated the purpose of the Mission Statement is to keep the Task Force focused and prevent the project from growing to a larger scale than intended.

There were no interested parties wishing to comment.

TMAPC Comments:

Chairman Boyle asked to whom the Task Force would report. Ms. Matthews replied the Special Residential Facility Study is a part of the Budget and Work Program items; therefore, the Task Force would report to the Planning Commission.

Chairman Boyle asked how the Task Force is staffed. Ms. Matthews replied by Mike Romig, City Legal; Charlie Jackson of the Police Department; Pat Treadway, Urban Development; and primarily herself.

Chairman Boyle instructed Ms. Matthews to consider the resources of the Planning Commission at her disposal as well.

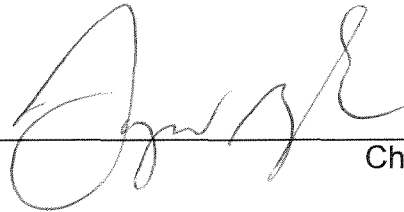
TMAPC Action; 10 members present:


On **MOTION** of **HORNER**, the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **ADOPT** the Special Residential Facilities Task Force Mission Statement as presented by staff.

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

Date Approved: 2-4-98


Chairman

ATTEST: 
Secretary