

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2294**

Wednesday, December 5, 2001, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes	Bayles	Bruce	Romig, Legal
Harmon	Selph	Dunlap	
Hill	Horner	Huntsinger	
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, December 5, 2001 at 8:32 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

**Minutes:**

**Approval of the minutes of November 28, 2001, Meeting No. 2293**

On **MOTION** of **CARNES**, the TMAPC voted 5-0-1 (Carnes, Harmon, Ledford, Pace, Westervelt "aye"; no "nays"; Hill "abstaining"; Bayles, Horner, Jackson, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of November 28, 2001, Meeting No. 2293.

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**REPORTS:**

**Chairman's Report:**

Mr. Westervelt announced the following changes for today's agenda:

**APPLICATION NO.:** PUD-599-A-1      **Minor Amendment**

**Applicant:** John W. Moody      (PD-18) (CD-8)

**Location:** West of the southwest corner of East 61<sup>st</sup> Street and South 104<sup>th</sup> East Avenue

**There were no interested parties wishing to speak.**

**The applicant has withdrawn this application.**

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**APPLICATION NO.:** PUD-431-B-1      **MINOR AMENDMENT**

**Applicant:** Roy D. Johnsen      (PD-26) (CD-8)

**Location:** West of southwest corner of East 101<sup>st</sup> Street and South Sheridan Road

**Staff Recommendation:**

Staff requests a continuance to December 19<sup>th</sup> in order to give proper notification.

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **6-0-0** (Carnes, Harmon, Hill, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Jackson, Midget, Selph "absent") to **CONTINUE** the minor amendment for PUD-431-B-1 to December 19, 2001 at 1:30 p.m.

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**Worksession Reports:**

Mr. Westervelt stated that staff would like to inform the Planning Commission about the annexation of Fair Oaks. He requested staff to schedule a worksession for December 19, 2001 and attempt to have all of the Planning Commissioners in attendance.

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**Director's Report:**

Mr. Dunlap reported that there is one item on the City Council agenda for Thursday, December 06, 2001. He indicated that Dane Matthews would be attending the meeting.

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**SUBDIVISIONS:**

**FINAL PLAT:**

**Trinity Park East (3304)** (PD-16) (CD-6)  
**Location:** South of Pine Street and West of 129<sup>th</sup> East Avenue

**Staff Recommendation:**

The project is east of the Trinity Park Plat, which is the site of Church On The Move (Willie George Ministries). The proposed uses of this site will include church-related uses, primarily recreation-related and the storage of buses.

Release letters are in order. Staff recommends **APPROVAL** subject to compliance with requests from the City Attorney's Office.

**There were no interested parties wishing to speak.**

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 6 members present:**

On **MOTION** of **HILL**, TMAPC voted **6-0-0** (Carnes, Harmon, Hill, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Jackson, Midget, Selph "absent") to **APPROVE** the final plat for Trinity Park East as recommended by staff.

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**PRELIMINARY PLAT:**

**Stone Creek Farms (2594)**

**Location:** West of the northwest corner of 51<sup>st</sup> Street and 193<sup>rd</sup> East Avenue.

**Staff Recommendation:**

The site is located on the north side of 51<sup>st</sup> Street west of 193<sup>rd</sup> East Avenue (County Line Road). The area on the north side of 51<sup>st</sup> Street is primarily vacant and agricultural in use. An existing airstrip, which is no longer in use, is in the eastern portion of the site. East 51<sup>st</sup> Street is the dividing line between Tulsa and Broken Arrow, with Broken Arrow to the south. Multi family use is to the south.

The proposed use is single-family residential on lots of approximately 55' x 120'.

The Commission approved the preliminary plat on December 20, 2000. Progress has been slowed due to the cost of water line extension.

The applicant is now ready to proceed with the project and requests extension of the Preliminary Plat. Changes to the plat as previously submitted will be minimal.

Staff recommends **approval** of a six-month extension to June 20, 2002.

**There were no interested parties wishing to speak.**

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 6 members present:**

On **MOTION** of **HARMON**, TMAPC voted **6-0-0** (Carnes, Harmon, Hill, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Jackson, Midget, Selph "absent") to **APPROVE** the preliminary plat extension to June 20, 2002 (six months) as recommended by staff.

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Mr. Midget in at 1:36 p.m.

**CONTINUED ZONING PUBLIC HEARING**

**APPLICATION NO.: PUD-600-B MAJOR AMENDMENT**

**Applicant:** Kevin Coutant (PD-18) (CD-8)

**Location:** South of southwest corner of East 91<sup>st</sup> Street and South Toledo

**Staff Recommendation:**

Development Area A of PUD-600-A consists of approximately 13.34 acres located west of the southwest corner of East 91<sup>st</sup> Street and South Yale Avenue. The approved permitted uses for the Development Area are those permitted by right in an OL district and barber and beauty shops as included within Use Unit 13.

This major amendment proposes to amend the development standards of PUD-600-A to allow the construction of a 80-foot wooden monopole cellular transmission tower. The tower would be located on Lot 4, Block 4, Ashton Creek Office Park. There is an existing cemetery abutting the subject tract on the west. Other boundaries of the tract are abutted by properties that are also included within PUD-600-A.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-600-B as modified by staff, 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-600-B 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 (Net):** 900 SF

**Permitted Uses:**

Cellular communication tower as included within Use Unit 4, which is of a wooden monopole design.

**Maximum Tower Height:** 80 FT

**Maximum Number of Towers:** One

**Minimum Setbacks:**

The center of the tower shall be 5.0 feet from the north boundary of Lot 4, Block 4, Ashton Creek Office Park and 28.5 feet from the west boundary of the lot.\*

**Other Conditions:**

As established within Use Unit 4.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

4. All trash, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

5. The Department Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
6. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have 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 that relate to PUD conditions.
7. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process, which are approved by TMAPC.
8. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
9. There shall be no storage of recyclable material, trash or similar material, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

\*As depicted on the attached site plan.

The applicant has submitted an amended site plan and staff has reviewed the amendments and recommends **APPROVAL**.

**There were no interested parties wishing to speak.**

**Applicant's Comments:**

**Kevin Coutant**, 320 South Boston, Suite 500, Tulsa, Oklahoma 74103, stated that the only amendment to the application is that the tower would be 80 feet rather than the 90 feet as originally requested.

**TMAPC Action; 7 members present:**

On **MOTION** of **HILL**, the TMAPC voted **7-0-0** (Carnes, Harmon, Hill, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Jackson, Selph "absent") to recommend **APPROVAL** of the major amendment for PUD-600-B as amended and subject to conditions recommended by staff.

**Legal Description for PUD-600-B:**

The North 300' of the East 30' of the West 55.' Lot 4, Block 4, Ashton Creek Office Park, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, and located south of the southwest corner of East 91<sup>st</sup> Street South and South Toledo Avenue, Tulsa, Oklahoma, **From OL/PUD-600-A (Office Low Intensity District/Planned Unit Development) To OL/PUD-600-B (Office Low Intensity District/Planned Unit Development).**

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**APPLICATION NO.: PUD-514-1    MINOR AMENDMENT**

**Applicant:** Roy D. Johnsen                    (PD-6) (CD-7)

**Location:** Northeast corner of East 33<sup>rd</sup> Street and South Yale Avenue

**Staff Recommendation:**

The applicant is requesting a minor amendment to allow a canopy height of a maximum of 25 feet for a new bank facility. The Planned Unit Development allows a maximum building height of 15 feet.

The underlying zoning for the PUD within the western 200 feet (approximately) of the property is CS, and the eastern part of the property has RS-2 underlying zoning. There are duplex and single-family residential uses to the north, east, and south of the eastern part of the subject site.

Staff can recommend **APPROVAL** of the minor amendment requested with the conditions that there be no signage or lighting facing the residential uses to the north, east and south and that the canopy remain within the western 225 feet of the Planned Unit Development.

**TMAPC Comments:**

Mr. Harmon asked Mr. Dunlap why the recommendation changed. In response, Mr. Dunlap stated that there was a staff member who thought the case maps were to scale and the proposal didn't scale correctly; however, now it has been corrected. Mr. Harmon asked if the computer-generated maps would cause problems in the future; if they were not to scale, it would be miscalculated. In response, Mr. Dunlap stated that staff and Mr. Johnsen agree that the case maps should be to scale. Mr. Dunlap commented that staff would address this issue.

**Applicant's Comments:**

**Roy Johnsen**, 201 West 5<sup>th</sup>, Suite 501, Tulsa, Oklahoma 74103, stated that the case maps are to scale and they are not out of proportion; however, it is not a recognized scale. He explained that the staff member used the regular scale assuming it was to architectural scale. He commented that the map is correct proportionally and it is still helpful.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-1** (Carnes, Harmon, Hill, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; Jackson" abstaining"; Bayles, Horner, Selph "absent") to **APPROVE** the minor amendment for PUD-514-1 subject to conditions as recommended by staff.

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**ZONING PUBLIC HEARING**

**APPLICATION NO.: PUD-390-A MAJOR AMENDMENT**

**Applicant:** John W. Moody (PD-18) (CD-7)

**Location:** Northeast corner of East 61<sup>st</sup> Street and South 89<sup>th</sup> East Avenue

**Staff Recommendation:**

PUD-390 consists of 2.2913 acres located at the northeast corner of East 61<sup>st</sup> Street and South 89<sup>th</sup> East Avenue. The PUD was approved for uses permitted in an OL district, excluding funeral home use and drive-bank facilities. This major amendment proposes to divide the site into two development areas. Development Area A would contain a branch bank with drive-in facilities. Development Area B is proposed for office uses.

The subject tract is zoned PUD-390/OL. The tract is abutted on the north by single-family dwellings zoned RS-3 and on the east by a townhouse development zoned RT. To the west of the tract, across South 89<sup>th</sup> East Avenue, are single-family dwellings and duplexes zoned RS-3. To the south, across East 61<sup>st</sup> Street South, is vacant property zoned RM-1/PUD-397 that has been approved for uses permitted by right in an OL district, excluding funeral homes and drive-in banks.

The conditions are very similar to those in 1985 when the City Commission found that drive-in bank facilities were not appropriate for the site.

Staff finds the uses proposed to not be consistent with the Comprehensive Plan or harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **DENIAL** of PUD-390-A.

If the Planning Commission finds that drive-in banking facilities are appropriate on the subject tract, staff would recommend the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.



2. Development Standards:

**DEVELOPMENT AREA A**

**Land Area (Net):** 49,807 SF

**Permitted Uses:**

Those uses included within Use Unit 11, including drive-in bank facilities and excluding funeral home uses.

**Maximum Building Floor Area:** 5,000 SF

**Maximum Building Height:** One-story

**Minimum Building Setbacks:\***

From the centerline of East 61<sup>st</sup> Street 100 FT

From the centerline of South 89<sup>th</sup> East Avenue 55 FT

From the east boundary of the Development Area 5 FT

From the north boundary of the Development Area 20 FT

**Minimum Off-Street Parking:**

As required by the applicable Use Unit of the Tulsa Zoning Code.

**Minimum Landscaped Area:** 15% of net lot area.

**Signs:**

As permitted in an OL district, but there shall be no west- or north-facing wall signs. A non-backlit sign shall be allowed on the west-facing wall as presented by applicant.

**Other Bulk and Area Requirements:**

As established within an OL district.

\*The drive-in facility, and/or canopy, shall be located on the south side of the building, shall be set back a minimum of 110 feet from the north boundary of the PUD and shall meet the other minimum building setback requirements listed above.

## DEVELOPMENT AREA B

**Land Area (Net):** 50,000 SF

**Permitted Uses:**

Those uses included within Use Unit 11, excluding drive-in bank facilities and funeral home uses.

**Maximum Building Floor Area:** 33,700 SF

**Maximum Building Height:** One-story

**Minimum Building Setbacks:**

From the centerline of East 61<sup>st</sup> Street 100 FT

From the west boundary of the Development Area 5 FT

From the north boundary of the Development Area 20 FT

From the east boundary of the Development Area 50 FT

**Minimum Off-Street Parking:**

As required by the applicable Use Unit of the Tulsa Zoning Code.

**Minimum Landscaped Area:** 15% of net lot area.

**Signs:**

As permitted in an OL district, but there shall be no north- or east-facing wall signs.

**Other Bulk and Area Requirements:**

As established within an OL District.

3. The north sides of the buildings shall be architecturally compatible in treatment and materials with other building façades.
4. There shall be a maximum of two access points to East 61<sup>st</sup> Street and there shall be ~~no~~ one access point permitted to South 89<sup>th</sup> East Avenue per the revised site plan. Each lot in the PUD shall have vehicular access to all other lots in the PUD through the use of mutual access easements. All access shall be approved by Traffic Engineering.

5. Landscaping and screening within the PUD shall meet or exceed the requirements of the Tulsa Zoning Code. There shall be a six-foot high or higher masonry wall ~~having a stucco exterior finish in appearance on both sides~~ constructed of the same brick materials as the bank building and maintained along the east and north and west boundaries of the PUD. There shall be berming and landscaping and/or a three-foot solid masonry wall on the west boundary in order to block headlights to be approved by TMAPC at detail site plan review. The masonry-screening wall for Development Area B shall be constructed when the said tract is developed and shall be approved by the TMAPC at detail site plan review. There shall be a landscaped strip a minimum of ten feet in width along the east, north and west boundaries of the PUD, increasing to 20 feet between the buildings and the north boundary lines.
6. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. 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 the lot, 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.
8. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
9. All trash, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. There shall be no trash mechanical and equipment within the north 25 feet of the PUD.
10. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in adjacent residential areas or public street right-of-way.

11. The department public works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have 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 that relate to PUD conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process, which are approved by TMAPC.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

Mr. Dunlap stated that the applicant is submitting a revised site plan (Exhibit A-2).

**TMAPC Comments:**

Mr. Harmon asked why drive-in facilities or funeral homes were singled out when it was originally approved. In response, Mr. Dunlap stated that it was a traffic issue and the City Commission felt that these two facilities should not be included in the original PUD approval and staff does not feel that the conditions have changed significantly.

Mr. Westervelt asked for the history of the original approval. In response, Mr. Dunlap stated that he believes there was an application made for OL zoning and staff recommended denial to the Planning Commission and it was denied. Mr. Dunlap explained that the applicant took the application to the City Commission and it was sent back to the Planning Commission with instructions that there should be a PUD submitted with the requested zoning change. It was at this time that the Planning Commission recommended that drive-in banks and funeral homes should be deleted and the City Commission approved the Planning Commission's recommendation.

**Applicant's Comments:**

**John Moody**, 7146 South Canton Avenue, Tulsa, Oklahoma 74136-6303, representing the applicant, cited the history of the original PUD. He stated that the original PUD did have conditions that there would be no drive-in bank or funeral home facilities erected. He indicated that a 38,500 square foot single-story office building was approved in the original application.

Mr. Moody stated that the subject property has been available for office purposes since 1985 and during this time he believes that changes have occurred which would merit having a drive-in bank. The site is approximately 2 ½ acres with four hundred feet frontage on 61<sup>st</sup> Street and 250 feet of depth running north and south. The subject property has been divided into two development areas (Development Area A is located on the corner of South 89<sup>th</sup> and East 61<sup>st</sup>, which would be the bank facility). Development Area B is the balance of the subject property.

Mr. Moody submitted photographs of the surrounding area (Exhibit A-2). He indicated that the house directly across from the subject property has one window on the east-facing wall. The window is farther to the south of the property and the house is close to East 61<sup>st</sup> Street. He commented that the traffic on East 61<sup>st</sup> Street would wash out any noise from the drive-in banking facility. The house is located at an intersection of a collector street and an arterial street and all negative impacts have probably already occurred to the subject house.

Mr. Moody stated that the traffic access onto South 89<sup>th</sup> East Avenue was farther to the north, but after discussing this with Traffic Engineering, it has been moved to the south. Traffic and their lights would be shining directly into the street with the modified access onto South 89<sup>th</sup> East Avenue.

**Ted Sack**, 111 South Elgin, Tulsa, Oklahoma 74120, stated that he met with Mark Brown, Traffic Engineering, to discuss the access points. He explained that he discussed access points onto 61<sup>st</sup> Street and onto South 89<sup>th</sup> East Avenue. Mr. Sack stated that Mr. Brown suggested moving the access point onto South 89<sup>th</sup> East Avenue to the south in order to align with 60<sup>th</sup> Place and away from the front windows of the single-family residence.

**TMAPC Comments:**

Mr. Westervelt asked Mr. Sack if the access would align with 60<sup>th</sup> Place or almost align with 60<sup>th</sup> Place. In response, Mr. Sack stated that the access point is a little farther south than 60<sup>th</sup> Place.

**Mr. Sack walked away from the microphone; therefore, tape is inaudible.**

Mr. Carnes asked Mr. Sack why the access point isn't totally lined up with the street to the west. In response, Mr. Sack stated that he wouldn't have a problem with doing that if the Planning Commission would like. Mr. Sack commented that it would make a small jog when exiting the drive-through.

Mr. Westervelt stated that if the northbound lane of the exit were aligned with the street (60<sup>th</sup> Place), then it would prevent headlights from shining into homes. Traffic turning into the banking facility would not create an impact because the lights would not shine into homes. If the site plan works better internally with the one-lane offset, then it would be the best proposal. Mr. Moody pointed out that the access points onto East 61<sup>st</sup> Street have been reduced to two access points.

Mr. Moody continued to cite the uses and surrounding properties in the subject area. He indicated that there is a banking facility to the southeast of the subject tract. He stated that this bank was not in existence in 1985 and it is significant regarding changes in the subject area.

Mr. Moody stated that Superior Bank would be the occupant of the proposed drive-in banking facility. Mr. Moody submitted a photograph of the proposed building (Exhibit A-1).

Mr. Moody stated that he wanted to address the condition regarding a six-foot high screening wall erected on the west side of the subject property. He requested that the six-foot high screening wall on the west side or the South 89<sup>th</sup> frontage, because it would screen the front of the building and for security reasons the bank does not have any screening walls on the sides that would permit would-be criminals. He proposed a combination of berms and shrubbery in lieu of the six-foot screening wall. The berms and shrubbery would be approximately three feet high, which would screen headlights of the cars.

Mr. Moody stated that the staff is requesting that there not be any wall signs on the north- and west-face of the building. He indicated that he has no objection to restricting wall signs on the north side of the building, but he does request permission to erect a wall sign on the west-facing wall. He explained that the sign is the name of the bank and it is not backlit, which should not be offensive to the subject area.

Mr. Moody addressed the six-foot high masonry fence with a stucco finish. He explained that the bank would prefer a wood privacy fence, but he understands the reasons for masonry fencing. If the masonry screening fence requirement were imposed on the north side of the property, he would like to request that the screening fence have the same brick as the bank building rather than stucco.

Mr. Moody stated that Development Area B is a generic single-story office building and utilizing the balance of the office square footage that was originally approved. There are no exact or definite plans for Development Area B at this time.

Mr. Westervelt asked Mr. Moody if he would be returning with a request to develop Area B with an intense use next door because there is now a buffer to the corner if this application is approved today. In response, Mr. Moody stated that he does not believe it would. Mr. Moody explained that there is a residential multifamily townhouse on the east side of the subject property and a single-story office building would probably be the best that could be developed.

**TMAPC Comments:**

Mr. Harmon stated that on the north side of 61<sup>st</sup> Street to Eaton Square and Mingo Creek there have been no office, commercial or industrial development. Mr. Harmon asked Mr. Moody for specific changes that he feels warrant the approval of this proposal. In response, Mr. Moody stated that there is an existing bank to the south side of the parcel and the absence of any protestants. Mr. Moody commented that the conditions imposed on the proposal would prevent any adverse effects. Mr. Moody concluded that he believes the bank use is appropriate since 61<sup>st</sup> Street has been improved to a five-lane arterial street.

Mr. Moody stated that the type of fence along the north side of the office building would be installed, which would offer additional screening. He commented that during the detail site plan he would submit the actual material, which would some type of masonry that would compatible with the office building and the proposed bank.

Mr. Harmon asked Mr. Moody if the masonry screening fence goes the full length of the north and east boundary of the properties. In response, Mr. Moody stated that Development Area B would go with the normal screening fence, but it would extend the entire north flank of the proposed bank property.

Ms. Pace stated that she feels that the development of the masonry fence should be unified between the two lots (north and east boundary). She agreed with the berming on the west side to prevent lights from shining into homes, but the two development areas should have a unified fence treatment that would surround the entire north and east sides. Mr. Westervelt stated that it may be better to have a condition in the motion that Development Area B would be required to have a masonry-screening wall on the boundaries when the tract is developed. Ms. Pace agreed, but would like to see that the wording include unified masonry screening walls. In response, Mr. Westervelt stated that the office building may not be made of the same brick as the proposed bank and the Planning Commission may want to decide on this during detail site plan review when Development Area B is developed. Mr. Moody agreed with the wording that a

masonry fence shall be erected on Development Area B when it is developed and the masonry type is reviewed during detail site plan.

Mr. Ledford expressed concerns with the proposal of berming and landscaping on the west boundary. He suggested a half-wall should be required to hide the headlights of the vehicles. The bank parking lots would be utilized in the evening and the headlights would be directed into the homes across the street on the west side.

Mr. Harmon stated that he feels comfortable with the short wall on the west boundary. He commented that the two homeowners who could possibly be impacted by the proposal have not protested and there are no interested parties present. Mr. Dunlap stated that in the past staff has stated that "...It shall be screened by berms, landscaping and/or wall, which shall be approved by TMAPC at detail site plan review."

Ms. Pace asked if there was a zoning sign on the subject property. She commented that she is concerned that there are no interested parties here to object to this proposal. In response, Mr. Dunlap stated that there was a zoning sign on the subject property when staff conducted a field check. Mr. Harmon and Mr. Carnes stated that they viewed the proposed site and do not recall seeing the zoning sign.

Ms. Pace questioned how many people would have been notified by mail regarding this application. In response, Mr. Dunlap indicated that there were approximately 40 people notified by mail.

**After a lengthy discussion, Mr. Harmon called and verified that a zoning sign was in place on the subject property.**

**TMAPC Action; 8 members present:**

On **MOTION** of **HARMON**, the TMAPC voted 8-0-0 (Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Selph "absent") to recommend **APPROVAL** of the major amendment subject to the following conditions: Allow the non-backlit Superior Bank sign on the west-facing wall as submitted; a six-foot high or higher masonry wall constructed of the same brick as the bank building on Development Area A; there shall be a six-foot high or higher masonry wall constructed on Development Area B when it is developed at which time the TMAPC shall review the masonry wall at detail site plan review; berming, landscaping and/or a three-foot masonry screening wall on the west-facing boundary, which shall be approved by TMAPC at detail site plan review; one access point onto South 89<sup>th</sup> East Avenue shall be permitted per the revised site plan and Traffic Engineering approval. (Language in the staff recommendation that was deleted by TMAPC is shown as ~~strikeout~~; language added or substituted by TMAPC is underlined.)



**Legal Description for PUD-390-A:**

A tract of land, containing 2.75 acres that is part of the S/2, SW/4, SW/4, SE/4 of Section 36, T-19-N, R-13-E, IBM, City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows, to-wit: beginning at a point, that is the Southwest corner of the SE/4, of said Section 36, thence N 00°05'54" W along the Westerly line of said SE/4 for 300.00', thence N 89°59'40" E and parallel to the Southerly line of Section 36 for 400.00', thence S 00°05'54" E and parallel to the Westerly line of the SE/4 for 300.00' to a point on the Southerly line of Section 36, thence S 89°59'40" W along the Southerly line of Section 36 for 400.00' to the Point of Beginning of said tract of land, and located on the northeast corner of East 61<sup>st</sup> Street South and South 89<sup>th</sup> East Avenue, Tulsa, Oklahoma, **From OL/PUD-390 (Office Low Intensity District/Planned Unit Development) To OL/PUD-390-A (Office Low Intensity District/Planned Unit Development).**

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**OTHER BUSINESS:**

**APPLICATION NO.:** PUD-656      **DETAIL SITE PLAN**

**Applicant:** Ricky Jones      (PD-18) (CD-8)

**Location:** 6217 South Mingo Road

**Staff Recommendation:**

The applicant is requesting detail site plan approval for an existing building. The Planned Unit Development for this site was just recently approved for a 31,000 square foot maximum building with uses of "only fabricating and assemblage of gauges, valves, packers, plugs and related down hole oil well service tools as would be included within Use Unit 25. Casting or forging is prohibited. All fabricating and assemblage shall be conducted inside the existing building."

The site plan, as submitted, meets all the development standards of the Planned Unit Development in which it is located. Staff recommends **APPROVAL** of the site plan submitted.

**TMAPC Comments:**

Ms. Pace (inaudible).

Mr. Harmon asked why the TMAPC is approving something that is already in existence. In response, **Ricky Jones**, Tanner Consulting, 5323 South Lewis Avenue, Tulsa, Oklahoma 74105, stated that the Zoning Code requires this. He explained that the PUD triggered the new PUD site plan, landscaping plan and plat waiver. He admitted that it is merely academic because the building would not be changed, but these steps are necessary in order to obtain an occupancy permit.

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **HARMON**, TMAPC voted **8-0-0** (Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Horner, Selph "absent") to **APPROVE** the detail site plan for PUD-656 as recommended by staff.

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**Commissioners' Comments:**

Mr. Westervelt stated that he received a letter from Councilor Art Justis requesting that the TMAPC restudy the east Tulsa area (which has been restudied several times) to consider changing the Medium-low Intensity plan designation adjacent to the Albertson's warehouse to Low-Intensity use only.

Mr. Westervelt stated that normally the TMAPC prefers that the City Council, as a whole, make this type of request, unless the TMAPC members have no objection to having a brief study.

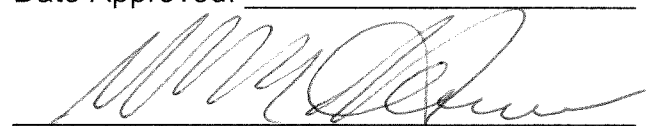
Mr. Midget reminded the TMAPC of their policy regarding individual requests from the City Council. He suggested that Councilor Justis be advised that requests are to come from the full City Council.

Mr. Westervelt agreed and indicated that he would discuss this with Mr. Stump and Councilor Justis.

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There being no further business, the Chairman declared the meeting adjourned at 2:30 p.m.

Date Approved: 1-2-2002



Chairman

ATTEST: Mary E. Hill  
Secretary

