

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1349
Wednesday, March 11, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey	Gardner	Alberty	Jackere, Legal
Eller	Holliday	Gardner	Department
Freeman	Inhofe	Howell	
Kempe, 2nd Vice- Chairman	C. Young	Lasker	
Parmeale, 1st Vice- Chairman	T. Young	Matthews	
Petty			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, March 10, 1981, at 11:16 a.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Parmeale called the meeting to order at 1:40 p.m. and declared a quorum present.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmeale, Petty "aye"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to approve the Minutes of February 25, 1981 (No. 1347).

REPORTS:

Comprehensive Plan Committee:

Commissioner Petty reported that the Committee had ruled favorably on all of the proposed amendments.

PUBLIC HEARING:

PUBLIC HEARING TO CONSIDER AMENDING THE PLAN MAPS OF DISTRICTS 2, 4, 5, 6, 9, 16, 17, 18 AND 26, A PART OF THE OFFICIAL COMPREHENSIVE MASTER PLAN FOR DEVELOPMENT OF THE TULSA METROPOLITAN AREA.

Bob Gardner presented the Comprehensive Plan Map Amendments noting that the amendments reflect zoning approvals that were not in conformance with the Plan Map. The City Commission requested the Staff to process amendments to the respective District Plan Maps reflecting the changes in zoning.

In District 2 (Z-5369) a 140-foot wide strip of land located east of Pittsburg Avenue, between the Gilcrease Expressway and A.T. & S.F. Railroad was approved for IL zoning. The Plan Map Shows Low-Intensity -- No Specific Land Use, and should be amended to High-Intensity -- No Specific Land Use.

Mr. Gardner advised that the SW corner of Yale Avenue and 4th Place, within District 4, was approved for OL zoning (Z-5224). The Plan Map shows Low-Intensity -- Residential to be amended to Low-Intensity -- No Specific Land Use. The Board of Adjustment has also approved an exception in this area which affects the Plan Map.

Public Hearing: (continued)

There are four different areas within District 5 for which amendments are proposed. All lots abutting Memorial Service Road, between I-44 on the south and commercial zoning on the north was approved for OL zoning. The Plan Map shows Low-Intensity -- Residential and the proposed amendment is for Low-Intensity -- No Specific Land Use, (Z-5330).

In Application Z-5402, properties located east of the NE corner of 10th Street and Sheridan Road were approved for CG zoning. The Plan Map shows Low-Intensity -- Residential to be amended to Medium-Intensity -- No Specific Land Use. Mr. Gardner stated that this includes one lot zoned RM-1 which is isolated between Commercial Zoning Districts.

CS zoning was approved north of 20th Street South and 116th East Avenue (Z-5430) in District 5. The Plan Map shows Low-Intensity -- No Specific Land Use. The proposed amendment is for Medium-Intensity -- No Specific Land Use.

The fourth change in District 5 (Z-5462) is at the NE corner of the Mingo Valley Expressway and 11th Street where CG zoning was approved. The Plan Map shows Medium-Intensity -- Commercial to be amended to Medium-Intensity-- No Specific Land Use. Mr. Gardner advised that this includes all property, much of it irregular in shape, in the commercial area south of the flood hazard line presently designated Low-Intensity -- Residential.

Mr. Gardner recommended the following amendments be approved for District 6:

All properties between Wheeling Avenue and Xanthus Avenue, and between 19th Street and the Commercial zoned properties to the south, approved for OL and P zoning. The Plan Map shows Low-Intensity -- Residential; amend to Low-Intensity -- No Specific Land Use, Special District 1 (Z-5270). This also includes those lots located on the west side of Wheeling Avenue, between 19th Street and Commercial zoning to the south.

The SW corner of Toledo Avenue and 31st Street South was approved for OM zoning (Z-5287). The Plan Map shows Medium-Intensity -- No Specific Land Use and should be amended to Medium-Intensity -- Office.

One lot east of the SE corner of 32nd Place and Peoria Avenue was approved for OL zoning (Z-5446). The Plan Map shows Low-Intensity -- Residential to be amended to Low-Intensity -- No Specific Land Use.

The NE corner of Utica Avenue and 19th Street and the SW corner of Victor Avenue and 17th Place were approved for OH and OM respectively (Z-5348). The Plan Map shows Medium-Intensity -- Office for that portion zoned OH. This should be amended to High-Intensity -- No Specific Land Use. The Plan Map shows Low-Intensity -- Residential for that portion zoned OM; amend to Medium-Intensity -- Office, Special District 1.

North and east of the NE corner of 41st Street South and Hudson Avenue has been approved for OM zoning. The Plan Map shows Low-Intensity-- Residential which would be amended to Medium-Intensity -- No Specific Land Use (Z-5445).

Public Hearing: (continued)

In District 9, Mr. Gardner advised that a triangular-shape piece of ground at Yukon Avenue and Southwest Boulevard was thought to be public land; however, it was found to be privately owned and was rezoned CG. The Plan Map shows no designation and should be amended to High Intensity -- Corridor.

The south side of 51st Street at 28th West Avenue was approved for OL zoning (Z-5295). The Plan Map shows Low-Intensity -- Residential to be amended to Low-Intensity -- No Specific Land Use (also includes same designation for all property east of 25th West Avenue extending to Waco Avenue on the south side of 51st Street and north of I-44). Mr. Gardner advised that these are not typical residential tracts, therefore, the change in designation was recommended for all of the area. In the Staff's opinion, these properties will develop as apartments, offices, nursing homes or similar uses.

Also in District 9, 250 feet north of the northeast corner of 48th Street South and Union Avenue was approved for OL zoning (Z-5327). The Plan Map shows Low-Intensity -- Residential, which will be amended to Low-Intensity-- No Specific Land Use. (Area includes both sides of Union Avenue running 400 feet north of 48th Street.)

The NE corner of Sheridan Road and Reading Street, District 16, was approved for IL zoning (Z-5320). The Plan Map shows Medium Intensity -- Commercial to be amended to Medium Intensity -- No Specific Land Use.

Mr. Gardner pointed out two changes in District 17: The northeast corner of 51st Street South and 129th East Avenue was approved for IR zoning (Z-5409). The Plan Map shows Low-Intensity -- No Specific Land Use to be amended to Special District 2. This corner was zoned for a research and office complex. Mr. Gardner noted that there are several ways which this could be handled; the Staff recommended extending the Special District to cover the subject area.

The northeast corner of 41st Street South and the Mingo Valley Expressway was approved for CS zoning. The Plan Map shows Low-Intensity -- No Specific Land Use (Z-5413). This property abuts the Mingo Valley Expressway on the west, borders 41st Street on the south. Recent zoning cases which have been approved include all of the area south of the creek and the floodline. There is an irregular-shaped boundary which follows the floor-plain area.

The largest number of zoning changes occurred in District 18. The five changes in that District are as follows:

The north side of 71st Street at 90th East Avenue was approved for parking zoning (Z-5258). This rezoning was to allow the expansion of the Woodland Hills Mall parking area. The shopping center is in Special District 3 and this will amend the Special District boundary to include the parking lot which serves the regional shopping center. The Plan Map shows Low-Intensity -- No Specific Land Use and will be amended to Special District 3.

The east side of Memorial Drive at 73rd Street was approved for CS zoning (Z-5358). This tract is part of the El Paseo Planned Unit Development. The Plan Map shows Low-Intensity -- No Specific Land

Public Hearing: (continued)

Use to be amended to Medium-Intensity -- No Specific Land Use.

The South side of 91st Street South and College Avenue was approved for RM-2 zoning (Z-5390). The Plan Map shows Low-Intensity -- No Specific Land Use; amend to Medium Intensity -- Residential. Mr. Gardner advised that RM-2 is the only designation appropriate for the subject tract without committing to a higher intensity land use.

It is recommended the Comprehensive Plan be amended by expanding Special District 4 (Oral Roberts University) to include University owned property on the west side of Lewis Avenue, extending west to Joe Creek channel and deleting from Special District 4 the property developing duplexes no longer owned by the University at 81st Street South and Delaware Avenue (Z-5171).

The north side of 71st Street South at Granite Avenue was approved for OL zoning (Z-5466). The Plan Map shows Low-Intensity -- Residential to be amended to Low-Intensity -- No Specific Land Use. This includes all property within 1/2 of the SW/4, except the portion designated Special District 2 and includes all property within the S/2 of the SE/4, except the portion designated Medium Intensity, all in Section 3, Township 18 North, Range 13 East.

District 26 includes one amendment, the west side of Delaware Avenue and South of Jenks Bridge was approved for OM zoning (Z-5283). The Plan Map shows Low-Intensity -- No Specific Land Use and will be amended to Medium Intensity -- Office.

Mr. Gardner advised that the zoning decisions have already been made and most of the recommendations are for treating the property which was rezoned in several instances, additional property was included for obvious reasons; i.e., it was an isolated area or it met the Comprehensive Plan criteria for inclusion within a different designation.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to close the Public Hearing and direct the Staff to prepare a Resolution amending the Plan Maps of Districts 2, 4, 5, 6, 9, 16, 17, 18 and 26 as presented.

PUBLIC HEARING TO CONSIDER AMENDING THE DISTRICT 4 PLAN TEXT, A PART OF THE OFFICIAL COMPREHENSIVE MASTER PLAN FOR DEVELOPMENT OF THE TULSA METROPOLITAN AREA.

Dane Matthews presented the Plan Text amendments for District 4, noting that part of the amendments relate to the Hillcrest Hospital Special District. In the other Special Districts there are policies which relate to those Districts which are established to give protection to the area, to further specify what uses may occur there, what type of conditions and redevelopment may take place. It was brought to the Staff's attention that there are no special policies and further, the Hillcrest Special District was not even mentioned in the Plan. Ms. Matthews advised that part of the proposed amendments deal with the Hillcrest Hospital Special District. The other two amendments are as a result of suggestions which have been made.

Public Hearing: District 4 Plan Text

The first proposed amendment is a phrase to be added to Policy 2.1.3.1, so that it would read: Redevelopment activities within the District will be accomplished through the private sector to the maximum extent possible. The public sector will continue to provide the infrastructure for basic utility services, along with traffic control, transportation systems and other public services and facilities in accordance with the specific policies contained in this document -- "and within the City's fiscal ability, as reflected in its annual budget."

Policy 4.2.6 will include the following wording: "Development within the low and medium intensity areas east of Utica and west of Lewis Avenue shall be limited to residential medium intensity only, except for the designated neighborhood strips."

Other proposed amendments are as follows:

3.4 Hillcrest Hospital Special District:

The boundaries of the Hillcrest Hospital Special District are 11th Street on the north, the alley east of St. Louis on the west, the alley east of Victor Avenue on the east to 12th Street, then west along 12th Street to the alley east of Utica, then south along the alley east of Utica to the south lot line of Lot 15, Block 2, Ridgedale Terrace, then west to Utica Ave., and again west along the south lot lines of Lots 7 & 8 of Benedict Park Addition, south along the vacated Troost Avenue right-of-way to 13th Street, and west to the alley east of St. Louis Avenue.

- 3.4.1 Existing residential land use in this area should be protected from potentially adverse effects of adjacent medium and high intensity uses by screening and buffering.
- 3.4.2 Development within this area should be limited to residential, health and health-related uses.
- 3.4.3 Development of Hillcrest Hospital should be in accord with their Hillcrest Hospital Master Plan and should include only properties located within the Special District boundaries as delineated in 3.4 above.
- 3.4.4 Adequate off-street parking facilities, in conjunction with health and related uses, should be attractively landscaped and maintained.

Mrs. William F. Carey, 1147 South Evanston Avenue, advised that she Chaired the Planning Committee for District 4. Mrs. Carrey requested the amendments for District 4 be continued to allow time for citizen's groups to discuss the pros and cons of the proposed amendments, decide the merits of the amendments and appear at the next hearing.

In regard to the proposed amendments, Mrs. Carey advised that the word being changed in 4.2.6, "Development within the low and medium intensity areas east of Utica and west of Lewis Avenue shall be limited to residential medium intensity only, except for the designated neighborhood strips," was "low".

Public Hearing: District 4 (continued)

The Staff had no objections to the addition of the word "low" to 4.2.6, which would then read: "...shall be limited to residential low and medium intensity only."

Mrs. Carey pointed out that the boundaries of the neighborhood Hospital District, as described, are correct; however, they are very cumbersome. She requested that the Staff consider a new description which would be plainer and easier to understand.

In 3.4.4, Mrs. Carey questioned if the landscaping requirements would be limited to the Special District only, or if it would carry over into the residential area abutting the District. Mr. Gardner advised that there is no way to enforce this requirement; however, this statement in the Plan may lead to parking lots which are landscaped and maintained.

Speaking to Mrs. Carey's question concerning what will be developed in the Hillcrest Hospital Special District, Mr. Gardner noted that the boundaries of the Special District had been reduced at the request of the neighborhood residents. Mrs. Carey stated that the boundaries were acceptable to the residents, but they would like to have them stated more clearly. She suggested they start at one point and continue around the outside perimeter of the area.

Mrs. Carey questioned what is meant by "residential" in 3.4.2 "Development within this area should be limited to residential, health and health-related uses." Mr. Gardner advised that this statement is to guard against retail stripping. This would allow different types of residential, office buildings, medical buildings - those which would be related to the Hospital complex. Mrs. Carey was concerned that high-rise residential development might occur in the Special District. Mr. Gardner advised that the residential area was zoned RM-2, which would not allow more than one or two stories because of the setback requirements. A Planned Unit Development would be required to exceed the allowable height of one to two stories.

In discussion of the requested continuance, Commissioner Petty did not consider the changes and types of things which Mrs. Carey wanted to discuss were of such a magnitude to warrant a continuance.

Eugene Colleoni, 1534 South Delaware Avenue, one of the participants in the planning process, suggested that a paragraph be added to 3.4, which sets forth the boundaries of the Hillcrest Hospital Special District, to clarify the description for the average citizen.

In regard to 4.2.6, Mr. Colleoni stated that medium intensity was approved on the entire area; however, the City revised this to include RS-3 Low-Intensity.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to close the Public Hearing and direct the Staff to prepare a Resolution amending the District 4 Plan Text, as presented, with the following changes:

4.2.6 -- insert the words "low and" before "medium"; to read "...shall be limited to residential low and medium intensity only, except for the designated neighborhood strips;" and to add a statement to 3.4 which would clarify the local description

Public Hearing: (continued)

PUBLIC HEARING TO CONSIDER AMENDING DISTRICTS 5, 16, 17 AND 18 PLAN TEXTS, A PART OF THE OFFICIAL COMPREHENSIVE MASTER PLAN FOR DEVELOPMENT OF THE TULSA METROPOLITAN AREA.

Ms. Matthews presented proposed amendments to Districts 5, 16, 17 and 18 and advised that these Plans have been adopted and the amendments were basically minor. The amendments for these Districts encompass bikeways/pedestrianways extension, especially within the drainage areas; maintenance, upkeep, some detention facilities, quality system of parks and recreation facilities.

The Recreation and Open Space Plans will address, in further detail, the facilities to be included in these Districts.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "ays"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to close the Public Hearing and direct the Staff to prepare a Resolution to amend Districts 5, 16, 17 and 18 Plan Texts as presented.

PUBLIC HEARING TO CONSIDER AMENDING THE "MATRIX ILLUSTRATING DISTRICT PLAN MAP CATEGORIES RELATIONSHIP TO ZONING DISTRICTS," A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA, BY ADDING THERETO AG-R, RE, RM-T AND OMH ZONING DISTRICT CLASSIFICATIONS.

Bob Gardner presented the Matrix illustrating District Plan Map categories and advised that this Matrix is a part of the Comprehensive Planning Districts and is the first check in determining if property may be found in accordance with the Plan Map. Two new zoning districts have been added to the Matrix, the RM-T and the OMH Districts. The Matrix includes not only areas within the City Limits, but areas in Tulsa County. The County has two zoning districts which the City does not have; the AG-R (Agriculture Residential) and RE (Residential Estate).

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "aye"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to close the Public Hearing and direct the Staff to prepare a Resolution amending the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," by adding AG-R, RE, RM-T and OMH Zoning District classifications, as presented.

SUBDIVISIONS:

Cherokee Expressway Industrial District Amended Block 5 (303) East 66th Street
North and North Fulton Avenue (IL) (County)

The Staff advised that all letters were in the file and final approval and release was recommended.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") for final approval and release of Cherokee Expressway Industrial District Amended Block 5.

Crow-Dobbs Office Park (PUD #202) (283) 61st Street and South 76th East Ave.
(CS)

Baystone (3193) South side of 58th Street, at Quincy Avenue (RM-2)

Garnett Place (3194) West side of South Garnett, 1/4 mile North of 61st St.
(IL)

Mr. Gardner advised that these plats would need to be tabled since not all letters have been received.

Without objection, the Chair tabled Crow-Dobbs Office Park, Baystone and Garnett Place.

Caven-Wood, Block 1 (183) SW corner of 61st Street and South 86th East Avenue
(OM)

All letters have been received and the Staff recommended approval and release of the final plat of Caven-Wood, Block 1.

On MOTION of AVEY, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Holliday, Inhofe, C. Young, T. Young "absent") to approve and release the final plat of Caven-Wood, Block 1.

FOR PARTIAL WAIVER OF PLAT:

CZ-6 B. J. Smith (Jim Davidson) (313) NE corner of East 116th Street North and North Yale Avenue (CS)

The Staff recommended this item be tabled since it has not been heard by the County Commission.

The Chair, without objection, tabled CZ-6.

OTHER BUSINESS:

PUD #179-H Bob Compton East of the SE corner of 71st Street and 85th E. Ave.

Consider approving Detail Site Plan and Amendment to the Deed of Dedication of El Paseo, an addition to the City of Tulsa.

The Staff advised they had not received the necessary information to review this request. It was recommended this item be tabled.

The Chair, without objection, tabled PUD #179-H.

There being no further business, the Chair adjourned the meeting at 2:40 p.m.

Date Approved March 25, 1981

Cherry A. Kempe
Chairman

ATTEST:
Cherry A. Kempe
Secretary