

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1393
Wednesday, February 3, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Freeman Higgins Holliday, Secretary Kempe, 2nd Vice- Chairman Parmele, 1st Vice- Chairman Rice	Gardner Petty Young Inhofe	Chisum Compton Gardner Lasker Matthews Taylor Wilmoth	Linker, Legal Department Connelly, City Development

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, February 2, 1982, at 10:23 a.m., as well as in the Reception Area of the INCOG Offices.

Vice Chairman Parmele called the meeting to order at 2:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the minutes of January 6, 1982 (No. 1389) and January 13, 1982 (No. 1390).

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve an addition to the minutes of December 9, 1981 (No. 1386) concerning Observation Point Addition.

ELECTIONS:

CHAIRMAN:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to elect Robert Parmele as Chairman.

First Vice Chairman Robert Parmele assumed the Chairmanship at this point and continued presiding.

FIRST VICE CHAIRMAN:

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to elect Cherry Kempe as First Vice Chairman.

SECOND VICE CHAIRMAN:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner,

Elections: (continued)

Petty, Young, Inhofe, "absent") to elect Marian Holliday as Second Vice Chairman.

SECRETARY:

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to elect Scott Petty as Secretary.

REPORTS:

Comprehensive Plan Steering Committee

Commissioner Kempe advised that the Comprehensive Plan Steering Committee had met on January 20, 1982, to review the Capital Improvements Projects for FY '82 and voted unanimously at that time to find all projects of the Proposed FY '82 Capital Improvements Projects List (Exhibit "A-1") to be in conformance with the Comprehensive Plan with the exception of Item #5 in Section C, Water and Sewer (which is a 60" Main from A. B. Jewell South on 193rd East Avenue to 41st Street and west on 41st Street to 161st East Avenue.) and to recommend that these Projects be prioritized.

Pat Connelly with the City Development Department was present and explained that copies of the Capital Improvements Projects List were included in the agenda for the Commission's information. Jerry Lasker explained that the project the Comprehensive Plan omitted from their recommendation is in the Water Distribution Plan which is being reviewed at this time, but has not been adopted.

Commissioner Rice was concerned about the notation in the memo that stated the County was to provide half of the cost. He was uncertain the County could raise that much money for Capital Improvements for River Parks. Mr. Connelly replied this should have stated the money would be requested from the County instead of implying it would be supplied by the County.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to accept the recommendation made by the Comprehensive Plan Steering Committee to find all projects of the Proposed FY '82 Capital Improvements Projects List to be in conformance with the Comprehensive Plan with the exception of Item #5 in Section C, Water and Sewer, and that these Projects be prioritized.

Director's Report:

Jerry Lasker advised he has received a letter from the Regional Metropolitan Utility Authority (RMUA) (Exhibit "B-1"). The Authority was concerned about the approval of additional development that would put waste into the Haikey Creek Treatment Plant. There are two plats to be considered by the Planning Commission during this meeting and Mr. Lasker suggested these be continued until a letter could be obtained from RMUA stating whether the Haikey Creek Treatment facility was adequate to handle these subdivisions. It is Mr. Lasker's opinion that a policy is needed from RMUA and the Broken Arrow Planning Commission and that a meeting be set to discuss this, since the item is not specifically identified on the agenda for this meeting.

Director's Report: (continued)

Mr. Lasker also advised the Resolution for the Amendment to the Major Street and Highway Plan concerning the Riverside Expressway went to the Commission on Tuesday, February 2, 1982. The City Commission voted to delay action because of a question as to the right-of-way purchased for the Expressway and if the City would have a pay-back to the Federal Highway Administration for their portion of the cost. The matter was referred to the City Legal Department for research.

SUBDIVISIONS:

Spring Valley (2383) 98th Street and South 72nd East Avenue

(RS-3)

The Staff presented the plat with the applicant not represented.

Note: This plat has a Sketch Plat approval, subject to conditions.

It was suggested by the T.A.C. and Staff that the "Reserve" be shown as a "drainageway."

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Spring Valley, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the preliminary plat for Spring Valley Addition, subject to the following conditions:

1. Show 25' building line on Lot 7, Block 4, on 72nd East Avenue (unless Board of Adjustment approved 15' on adjacent lot). The Staff has no objection to the other 15' side yards as shown on Lot 19, Block 2, and Lots 9 and 10, Block 3, since they do not conflict with other building lines. (This will require Board of Adjustment approval prior to release of final plat.)
2. In accordance with directive dated January 18, 1982 from the Regional Metropolitan Utility Authority (RMUA) sewer plans for this Subdivision will be subject to the approval of RMUA, since it is in the Haikey Creek Sewage Treatment Plant area. Final plat shall not be approved, or released until RMUA acknowledges that there is sufficient capacity available to treat the additional sewage in accordance with effluent limitations established by the EPA.
3. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. (Show 11' utility easements.) (Show sanitary sewer realignment as required.)
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable, subject to criteria approved by the City Commission).
8. Show "James Place" on location map.

Spring Valley Addition (continued)

9. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
10. In addition to language for maintenance of Reserve "A" the "time limit" paragraph should only apply to private deed restrictions, which in this case is paragraph "A". Time limit should be limited accordingly. Also include Cable TV in covenants in utility grant.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of the final plat.

The Enclave (PUD #166) (2383) 91st Street and South 69th East Avenue (RM-1 & RS-3)

The Staff presented the plat with the applicant not represented.

This plat is being revised to show individual lot lines for each unit instead of one large lot. Technically the plat expired November 5, 1981, but with this new submittal the process will start over.

Oklahoma Natural Gas Company has reminded the applicant there should be no dirt removal over their pipeline, to the extent that a minimum of 48" cover is required.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of The Enclave, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the preliminary plat for The Enclave Addition, subject to the following conditions:

1. All conditions of PUD #166 shall be met prior to release of final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. In accordance with directive dated January 18, 1982 from the Regional Metropolitan Utility Authority (RMUA) sewer plans for this Subdivision will be subject to the approval of RMUA, since it is in Haikey Creek Sewage Treatment Plant area. Final plat shall not be approved, or released until RMUA acknowledges that there is sufficient capacity available to treat the additional sewage in accordance with effluent limitations established by the EPA.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.

The Enclave (PUD #166)(continued)

4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants.)
5. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required?)
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
9. All adjacent streets and/or widths thereof should be shown on the final plat.
10. It is recommended that the developer coordinate with Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.) Assign name to private street if needed???
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. The key or location map shall be complete.
13. Include detailed PUD requirements in covenants.
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

For Final Approval and Release:

Burning Tree Plaza Amended (PUD #112) (183) 63rd Street and South 86th
East Avenue (RS-3)

Motel Six First (594) North and East of 11th Street and Garnett Road (CS)

Georgetown Court (2993) East of the NE corner of 47th Street and South Gary
Avenue (RM-T)

The Chair, without objection, tabled these items.

For Final Approval and Release: (continued)

Corporate Oaks (PUD #246) (383) NW corner of 71st Street and Granite Ave.
(OL)

The Staff advised the Commission that this plat had met all conditions of approval and all release letters have been received. It was recommended that final approval and release be granted.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the final plat and release same for Corporate Oaks Addition.

Motel Site (Holiday Inn) (2994) NW corner of 51st Street and South 129th
East Avenue (CS)

The Staff advised the Commission that this plat had met all conditions of approval and all release letters have been received. It was recommended that final approval and release be granted.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the final plat and release same for Motel Site (Holiday Inn) Addition.

Elmcrest Park (3293) SE corner of 51st Street and Columbia Place (OL)

The Chair, without objection, tabled this item.

The Valley (1083) North of the NE corner of 81st Street and South Yale
Avenue (CS, RM-1 & RS-3)

The Staff advised the Commission that this plat had met all conditions of approval and all release letters had been received. It was recommended that final approval and release be granted.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the final plat and release same on The Valley Addition.

Brooks Industrial Tract (2203) East side of North Erie Street, ½ mile
North of Apache Street (IL)

The Staff advised the Commission that this plat had met all conditions of approval and all release letters had been received. It was recommended that final approval and release be granted.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve the final plat and release same on Brooks Industrial Tract.

For Reinstatement of Final Plat:

Silver Springs (PUD #112) (183) SE corner of 61st Street and South 86th
East Avenue (RM-1)

The Staff advised that the developer had inadvertently let this expire and it is part of an on-going PUD. The Staff had no objection to the reinstatement of the plat and recommended approval.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve reinstatement of final plat for Silver Springs Addition.

For Waiver of Plat:

Z-4251 (Briana Ann Addition) (1794) SE corner of 21st Street and South
117th East Avenue (OL)

This request covers only the west 300' of the N/2 of Lot 1, Block 2, of the above subdivision. The T.A.C. has reviewed the request, but it had been delayed in transmittal to the Planning Commission, pending approval of the City Engineering Department for drainage and floodplain study. This has now been completed and Engineering has issued the necessary permits. (Floodplain Development Permit #602, dated January 6, 1982) It is recommended by the T.A.C. and Staff that the platting requirement be waived on the above described tract, including dedication required to meet the Major Street Plan on 21st Street, (an additional 10' of right-of-way).

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to waive the platting requirements for the west 300 feet of the north 1/2 of Lot 1, Block 2, Briana Ann Addition, subject to dedication of an additional 10' of right-of-way to meet the Major Street Plan on 21st Street.

Z-5439 R. J. Hannaford Company (1292) 1515 South Denver Avenue (OL)

This is a request to waive plat on Lot 13, Block 3, Stonebraker Heights Addition. The existing structure is being remodeled to accommodate professional offices and the existing driveway will not be changed. Other similar requests have been approved on this street in this area and the Staff sees no objections, subject to approval of Traffic Engineering, City Engineer (if grading is done) and any utility requests.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5439.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to waive the platting requirements for Lot 13, Block 3, Stonebraker Heights Addition, subject to the approval of the Traffic Engineer, City Engineer and any utility requests.

LOT-SPLITS:

For Ratification of Prior Approval

L-15383 (693)	T. Harry Roberts	L-15390 (3483)	Wallace G. Franklin
15384 (3402)	Gilcrease Hills Development Co.	15391 (593)	Jerome D. McCoy
15385 (1283)	Ed Enlow	15392 (2502)	Howard Dennie
15386 (3293)	Sara Brown	15393 (893)	Luke Smith
15388 (1274)	Gene Woodward	15394 (1583)	Gray Development Company, Inc.
15389 (2492)	Elosie Work	15395 (2293)	H. A. Tankersley

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") that the approved lot-splits listed above be ratified.

Lot-Splits For Waiver

L-15375 Charlie R. Staats (1693) NW corner of East 23rd Street and South
Oswego Avenue (RS-3)

This is a request to split a lot with an existing residence to create one additional building site. The applicant is asking for a waiver of the lot area of 6,900 square feet because one tract will not meet the 6,900 square-foot minimum. The existing house and location of structures dictates a split with 7,210 square feet on one lot and 6,222 square feet on the other. The Staff had no objection. It was noted the spur railroad line had been vacated, so if the applicant acquired additional land from that, no waiver will be needed. However, sewer and other utilities will need to be extended.

The Technical Advisory Committee and Staff recommended approval of L-15375, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve Lot-Split #15375, subject to the following conditions:

- (a) Board of Adjustment approval of lot area,
- (b) sewer main extension, and
- (c) utility easements and/or extensions.

L-15377 S. K. Miller (3303) West side of North Quebec Avenue, between
Latimer Street and Marshall Avenue (RS-3)

The applicant was represented by Greg Holland.

This is a request to create three lots which will conform to the minimum 6,900 square feet area, but do not have 60' of frontage. Due to the location of two structures the frontages would need to be 46'. Since all the lots meet the minimum area, the Staff and T.A.C. sees no disruption of the neighborhood and recommends approval, subject to the Board of Adjustment waiver of the frontage. The City Engineer has advised that any new construction must be at a minimum floor elevation of 673'.

L-15377 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15377, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve Lot-Split #15377, subject to the following conditions:

- (a) Board of Adjustment approval of frontage; and
- (b) minimum floor elevation of 673' for new construction.

L-15382 Frank Baumgarten (2312) South side of 91st Street North, West
of North Cincinnati Avenue (AG)

This is a request to create a 7/10-acre tract out of an 80-acre tract, which would require a waiver of the area requirement of 2 acres in an AG District. The tract would meet the 200' frontage requirement. The applicant is desiring to sell the house on the 7/10-acre tract and keep the remainder of the 79.3 acres. (The Staff noted that if the tract were over 2½ acres no lot-split, or Board of Adjustment approval would even be required.) The split will be subject to Health Department approval and the Board of Adjustment approval if processed as submitted.

The Technical Advisory Committee and Staff recommended approval of L-15382, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve Lot-Split #15382, subject to the following conditions:

- (a) Health Department approval of septic system; and
- (b) Board of Adjustment approval of lot size.



Observation Point Addition (PUD #221-A) SE corner of 41st Street and South
129th East Avenue (CS, RM-1, RD)

The Staff presented the plat with the applicant not represented.

This plat has a Sketch Plat approval, subject to conditions.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of Observation Point Addition, subject to the conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Kempe, Petty, Parmele, Inhofe, "absent") to approve the preliminary plat for Observation Point Addition (PUD #221-A), subject to the following conditions:

1. All conditions of PUD #221-A shall be met prior to release of final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required, (17½'?). Existing easements should be tied to, or related to property and/or lot lines. (P.S.O. - show overhead lines on north and west in covenants.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer, (if required).
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
8. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
9. All Subdivision Regulations shall be met prior to release of final plat.

ZONING PUBLIC HEARING:

Application No. Z-5658 Present Zoning: CS, OL & RS-3
Applicant: Roberts (Mt. Carmel Baptist Church) Proposed Zoning: OL
Location: NE & SE corners of Ute Place & Cincinnati Avenue, North

Date of Application: December 8, 1981
Date of Hearing: February 3, 1982
Size of Tract: 1.1 acre

Presentation to TMAPC by: Clay Roberts
Address: 515 Main Mall

Phone: 585-2751

Relationship to the Comprehensive Plan:

The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Neighborhood Development Plan #1.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District may be found in accordance with the Plan Map.

Staff Recommendation:

The subject tract is located on the NE and SE corners of the intersection of Ute Place and North Cincinnati Avenue. The tract contains a church on the southern portion and a parking lot and existing church office building on the northern portion. Abutting the tract to the north is a vacant gasoline station and strip retail commercial, to the east and south single-family residences, and to the west a public school and single-family residences. The subject tract is zoned CS, OL and RS-3. It is surrounded on the east, south and west by RS-3 zoning and on the north by CS and OL zoning. The applicant is proposing a funeral home use.

The tract is designated as being part of Urban Renewal's Neighborhood Development Area #1. This Special District was established to provide the home and business owners within it, the opportunity to use low-cost federal loans and programs for the renewal of the area. The requested OL zoning may be found in accordance with the Plan if it can be shown that the surrounding physical factors will support an OL District.

In this case, the tract abuts both CS and OL zoning Districts and fronts onto the heavily traveled Cincinnati Avenue. There is a large church building existing on the tract that would be difficult to ever convert to a residential use, and the tract could buffer the surrounding single-family residences from the CS zoned District.

Therefore, the Staff can support and does recommend APPROVAL of the requested OL zoning.

Applicant's Comments:

Clay Roberts was present and explained that the applicant is proposing to use the existing church for a funeral home. He feels this would be the best use of the property and informed the Commission that the applicant intends to comply with all requirements of the City.

Protestant; Rev. Milner - Camp Meeting Tabernacle - Add. 12805 E. 13th St.

Protestant's Comments:

Rev. Milner of Camp Meeting Tabernacle represented three residents of the area who felt the intended use would degrade the value of their property. He did not feel the parking was adequate because there are approximately 30 spaces. There is a school close to the tract and they felt that a funeral home would cause problems.

Applicant's Comments:

Mr. Roberts pointed out the tract is presently zoned for church use and he did not feel a funeral home would require as many parking spaces as a church.

TMAPC Action: 6 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL:

Lots 13 and 14, Block 5, and the South 50' of Lots 14 and 15, Block 4, and the West 37' of Lot 13, Block 4, ALL in MEADOW BROOK ADDITION to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

Application No. Z-5659 Present Zoning: AG
Applicant: Claxton, McConnel Proposed Zoning: CO
Location: West of 109th East Avenue, between 64th Street and 67th Street So.

Date of Application: December 10, 1981
Date of Hearing: February 3, 1982
Size of Tract: 29.6 acres

Presentation to TMAPC by: Gary Howell, Lansford Engineering
Address: 311 North Aspen, Broken Arrow, Oklahoma Phone: 251-1537

Relationship to the Comprehensive Plan:

The subject property is located within District 19, but this area does not have an adopted plan. The 1/2 mile strip of land between the Mingo Valley Expressway and the Broken Arrow Planning District (District 19) is to be adopted as a part of District 18. The proposed Plan Map for this area designates the portion of the subject property west of 107th East Avenue as Corridor and the portion east of 107th East Avenue as Low-Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the CO District is in accordance with the Plan Map on the west side of 107th East Avenue and is not in accordance with the Plan Map on the east side of 107th East Avenue.

Staff Recommendation:

The subject tract is located 1/2 mile south of the intersection of 107th East Avenue and 61st Street South. The tract is vacant as are the abutting tracts to the north, west and south. The tract to the east contains a developing single-family subdivision. The land abutting to the west of the tract is part of the proposed Mingo Valley Expressway. To the north and south the land is zoned CO and to the east it is zoned RS-3. The tract is zoned Ag and the applicant is requesting CO zoning for proposed multi-uses.

Given the abutting CO zoning Districts both to the north and south of the tract and the Mingo Valley Expressway to the west, the Staff can support CO zoning on the subject tract. However, a detailed site plan will need to be approved and additional public notice required before any construction could commence. In addition, the site plan will have to show; (a) access to 107th Street, which should be the major north/south traffic collector street for the area, and (b) a "land-use" buffer between the existing single-family residences to the east and more intense uses that might be proposed for the remainder of the site. The Staff does not view the property east of 107th East Avenue as conventional apartment development because of the quality single-family homes in place to the east. We see the apartment development limited to the frontage properties along 61st Street and 71st Street and the property between the Mingo Valley Expressway and 107th East Avenue.

Therefore, the Staff recommends APPROVAL of the requested CO zoning.

Applicant's Comments:

Gary Howell of Lansford Engineering represented the applicant. The requested rezoning would allow more flexibility in developing the tract because of the Expressway and the fragmentation caused by drainage. He is aware of the requirements set out in the Staff Recommendation and assured the Commission that a buffer would be adjacent to the existing single-family homes with a

Z-5659 (continued)

gradual fading of intensity to the west.

Protestants: Scott Stough Addresses: 6560 S. 109th East Avenue
 E. O. Sumner 8173 E. 31st Place

Protestant's Comments:

Scott Stough was concerned that the land could be sold and the new owner could develop anything from apartments to high-rise office buildings with Corridor zoning. The access would have to be through the neighborhood and the residents do not want any retail use or apartment development, which would degrade the value of their homes. The residents are in full agreement for the developer to build houses in an RS-3 manner equal to the minimum square-footage of the present homes. If the buffer suggested would consist of condominiums or duplexes, the residents are opposed to the development. He presented a petition of Protest signed by 36 residents in Wedgewood VI Addition (Exhibit "C-1").

Mr. E. O. Sumner, as a representative of Wedgewood Development Company, explained the development in Wedgewood Addition consists of 119 acres. Their property has been platted and is in the process of being developed on the northern portion of the area zoned RS-3. The southern portion of the area zoned RS-3 has not been platted. Mr. Sumner's main question to this zoning is the means of ingress and egress. He is opposed to this property being zoned anything other than RS-3 because another zoning would affect the value of the property under development.

Wedgewood VI has 82 occupied homes at the present time and approximately 24 are being built. If the subject property is developed other than single-family, the traffic would increase and would be routed through the residential district. A new Union Junior High School is being built on the east side of Wedgewood which will also increase the changes of traffic through their area.

Chairman Parmele asked if Wedgewood Development had begun developing their multifamily area and Mr. Sumner replied in the negative. However, the proposed multifamily development in Wedgewood Addition would have access to two section line roads. In addition, almost a half-mile of 15" off-site sanitary sewer was installed before the Wedgewood multifamily property could be developed.

Applicant's Comments:

Mr. Howell explained development would be subject to a site plan review by this Commission before construction begins. He confirmed that single-family residential would be bordering the existing residential. There are not specific plans at this time as to the use for the remaining portion.

Special Discussion:

Commissioner Freeman asked the Staff to identify the land buffer use under "(b)" of the Staff Recommendation and Mr. Gardner replied any apartment development should be limited to the frontage property along 61st and 71st Streets and the property between the expressway and 107th East Avenue. The area east of 107th should be some type of single-family development and can be evaluated when the site plan is submitted. Corridor zoning permits single-family up through and including commercial but there is nothing permitted as a matter of right. Each site plan has to go through the public hearing process. Corridor zoning has previously been approved in this area

Z-5659 (continued)

and the Staff is very conscious of the single-family development here and will take this into consideration during the site plan process. The major access for any development on this property should be north and south. This would be decided in the subdivision process. If a sufficient portion of the property were low density single-family, then the collector street through the Wedgewood VI development should be used.

Instruments Submitted: Protest Petition with 36 signatures,
Residents in Wedgewood VI (Exhibit "C-1")

TMAPC Action: 6 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned C0, subject to the conditions set out in the Staff Recommendation:

All that part of the W/2, NE/4 and the NE/4, NW/4, SE/4 all in Section 6, Township 18 North, Range 14 East, Tulsa County, Oklahoma, more particularly described as follows: Beginning at a point on the East line of said W/2, NE/4, 1,493.16' South of the Northeast corner thereof; thence South $0^{\circ}-00'-06''$ West along said East line 1,816.64' to the Southeast corner of said NE/4, NW/4, SE/4; thence North $89^{\circ}-42'-26''$ West along the South line of said NE/4, NW/4, SE/4, 659.67' to the Southwest corner thereof; thence North $0^{\circ}-00'-13''$ East along the West line of said NE/4, NW/4, SE/4, 660.36' to the Northwest corner thereof; thence North $89^{\circ}-42'-46''$ West 347.43' to a point in the East Right-of-way line of the proposed Mingo Valley Expressway; thence North $0^{\circ}-02'-40''$ West along said East Right-of-way line 587.58'; thence Due East 212.00'; thence North $43^{\circ}-30'$ East 592.91'; thence South $89^{\circ}-43'-28''$ East 259.54'; thence North $43^{\circ}-31'$ East 185.77' to the point of beginning, containing 29.677 acres, more or less.

Application No. Z-5661 Present Zoning: RS-3
Applicant: Gary Barnett (Sublett) Proposed Zoning: RD
Location: North and West of the NW corner of 58th Street and South Union Ave.

Date of Application: December 15, 1981
Date of Hearing: February 3, 1982
Size of Tract: 9 acres, more or less

Presentation to TMAPC by: Joe McCormick
Address: 1776 One Williams Center Phone: 582-8815

Relationship to the Comprehensive Plan:

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RD District may be found in accordance with the Plan Map.

Staff Recommendation:

The subject tract is nine (9) acres in size and is located north of the NW corner of Union Avenue and 61st Street South. The tract is platted into lots and the streets have been improved. The lots, however, are vacant except for a utility shed on one of the northern lots. The applicant is requesting RD zoning for a proposed duplex use.

The subject tract is abutted to the north by a single-family residence, to the west by a subdivision under development, to the south and east by mostly vacant land. There is also an apartment complex located at the NE corner of 61st Street and Union Avenue. The tract is zoned RS-3, as is the abutting land to the west and north. To the south, the land is zoned OL and CS, and to the east, the land is zoned RM-1 and AG.

The subject tract is designated Low-Intensity -- No Specific Land Use by the Comprehensive Plan. Residential duplexes may be found in accordance with the Plan if the physical facts of the area justify their use. Given the existence of the apartment complex and Turkey Mountain Park east across Union Avenue from the tract; the OL, CS and RM-1 zoning Districts to the south and southwest of the tract; and the RM-1, CS, and RD to the north and northwest of the tract, the Staff can support RD zoning as requested. The selection of lots are those most appropriate for duplex development because only three (3) lots will side the platted single-family and the majority of the duplex lots will back to the single-family. The only concern that the Staff has, is increasing the intensity of zoning yet no development ever occurring on the NW corner of 61st Street and Union Avenue. The density exceeds the Development Guidelines which is the basis for supporting the RD zoning.

Therefore, the Staff recommends APPROVAL of the requested RD zoning.

Applicant's Comments:

Joe McCormick represented the applicant and felt the Staff had adequately explained the plans for this property. This rezoning is needed because of the economic conditions connected with building houses. The subject development would be used as a buffer between the multifamily housing development to the east and the proposed single-family residences to the west of the subject property.

Z-5661 (continued)

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RD:

Lots 9 through 15, Block 4, Lots 1 through 15, and 40 through 42, Block 5, Lots 15 through 18, Block 6; All in Woodview Heights Addition, Tulsa County, Oklahoma.

Application No. Z-5662 (PUD #278)
Applicant: Norman (Huckaby & Kyser)
Location: SW corner of South Lewis Avenue and East 55th Street South

Present Zoning: RS-3 (PUD RS-3)
Proposed Zoning: OL

Date of Application: December 18, 1981
Date of Hearing: February 3, 1982
Size of Tract: 3 acres, more or less

Presentation to TMAPC by: Charles Norman
Address: 909 Kennedy Building

Phone: 583-7571

Z-5662 Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District may be found in accordance with the Plan Map.

Staff Recommendation:

The subject tract is 3 acres in size and is located on the southwest corner of 55th Street South and Lewis Avenue. The tract contains a residence and accessory building. It is abutted to the north by a single-family subdivision, to the east by an office building, and to the south and west by a horticultural nursery. The tract is zoned RS-3, as are the abutting tracts on the west and north. To the east, the land is zoned OM and to the south, it is zoned a combination of RS-3, RD, RM-1 and OL. The applicant is requesting OL zoning and combining it with a PUD for a proposed office park.

The Plan Map has designated the subject area Low-Intensity -- No Specific Land Use and the OL zoning District may be found in accordance with the Plan Map if it can be supported by the surrounding physical factors. The Staff feels that given the existing land uses and zoning patterns in the area OL zoning can be supported.

Therefore, the Staff recommends APPROVAL of the requested OL zoning, less and except the north 5' thereof.

For the record, the purpose of not zoning the north 5' is to prohibit uses to 55th Street unless developed in accordance with the accompanying PUD #278.

PUD #278 Staff Recommendation:

Planned Unit Development #278 is located on the SW corner of 55th Street South and Lewis Avenue. The tract contains a residence and accessory building. It is abutted to the north by a single-family subdivision, to the east by an office building and to the south and west by a horticultural nursery.

There is a companion Zoning Case (Z-5662) to this PUD, requesting OL zoning. The Staff has recommended APPROVAL of that zoning and will review this PUD as if OL zoning has been approved.

The Staff reviewed the applicant's Development and Concept Illustration Plan and find that PUD #278 is consistent with the Comprehensive Plan and the standards of the PUD Chapter of the Tulsa Zoning Code. Therefore, the Staff recommends APPROVAL of PUD #278, subject to the following conditions:

PUD #278 & Z-5662 (CONTINUED)

(1) Development Standards:

- A. Area (Gross) 130,680 square feet
(Net) 105,530 square feet
- B. Permitted Uses:
Principal and accessory uses permitted as a matter of right in an OL District.
- C. Maximum Floor Area 40,000 square feet
- D. Maximum Number of Buildings 10
- E. Maximum Building Size:
North and West 100 feet: 5,000 square feet
Remainder of Tract: 10,000 square feet
- F. Maximum Building Height 2 stories
- G. Minimum Building Setbacks:
From the West property line 25 feet
From the South property line 10 feet
From the Centerline of South Lewis Avenue 100 feet
From the Centerline of East 55th Street 50 feet
Between Buildings 10 feet
- H. Parking Ratio per 1,000 feet of Floor Area 3.5
- I. Minimum Internal Landscaped Open Space 25% 30,000 square feet*
- J. Signs:

As permitted in the OL Zoning District.

*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas, but does not include any parking, building or driveway areas.

- (2) That the applicant's concept and development plans be conditions of approval as being representative of the design and character of the project.
- (3) That no building permit shall be issued until a detailed site plan of the proposed development shall have been submitted and approved by the TMAPC.
- (4) That a detailed landscape plan be approved prior to occupancy of the building including;

PUD #278 & Z-5662 (continued)

- A. a landscaped area at least 25 feet from back of curb shall be maintained along South Lewis Avenue;
 - B. a landscaped area varying in width from 12 feet to 25 feet from back of curb shall be maintained along East 55th Street;
 - C. a screening fence at least 6 feet in height shall be constructed along the following boundaries:
 1. The west 296 feet of the south boundary,
 2. the entire west boundary, and
 3. the west 125 feet of the north boundary.
 - D. That at least one landscaped parking island be provided for each 50 parking spaces.
 - E. That the landscaped areas shall preserve as many of the existing trees as possible and shall include a variety of plant and landscaping materials.
 - F. That special attention be given to the landscape treatment of the northern edge of the project, insuring an attractive appearance and adequate buffering from the adjacent single-family residences.
- (5) That access to the project be limited to two points; one on South Lewis Avenue and one on East 55th Street.
- (6) That no building permit shall be issued until the property has been included within a subdivision plat, submitted to and approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants and PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Charles Norman represented Mr. & Mrs. Fred Huckaby, owners of the property on the north side of the subject tract, who have owned this for many years. The Huckabys have entered into a contract with the Kysers, owners of the property on the southern two-thirds of the tract. The north and west portions are vacant and heavily wooded. The requested zoning is appropriate, in this instance, from an examination of the existing zoning boundaries in the area and the existing development along South Lewis Avenue. Anticipating that some time in the future the nursery operation might cease, this application would represent an appropriate boundary line for any future applications for office development on the Cotner Nursery property to the south.

The tract slopes about eight to ten feet to the southwest and to the northwest. The PUD concept proposes an office park that has as a principal concern the preservation of the larger hardwood trees around the site. Additional proposed limitations would be, that no building within the west 150 feet of the property would exceed 5,000 square feet in size, that buildings on the east would be limited to 10,000 square feet in size, and that there be a maximum of 10 buildings on the site. Their perception of the future market in Tulsa is that there will be a demand for smaller office buildings to house smaller companies who wish to own or rent their own office buildings. A further limitation has been added by the Planning Commission Staff that

Z-5662 & PUD #278 (continued)

the buildings on the north portion of the property also be limited to not more than 5,000 square feet in size. It is the intent of the Plan that the buildings be wood-frame construction and of an architectural concept that would be appropriate within a residential neighborhood. Having the option of 10,000 square feet in a building would permit two buildings to be attached in order to accommodate a larger tenant.

A screening fence would be installed, but would not block the view of Lewis Avenue. Landscaping would be used extensively and the building set-back would be 50 feet from the property line.

A request has been presented for an increase in the allowed floor area under the OL zoning to 30.7% on a gross area basis. The Staff recommendation to not zone the north 5 feet would eliminate the north 30 feet, on a gross basis, from being included in the calculation and doing that, would increase the floor area to 33%, which would still be under the 40% that could be provided in an OL District. The attractive part of the proposal is the commitment to extensive landscape area with a total of 25% of the area in open space. Two-story development gives more architectural interest and eliminates the typical "flat-roof" type concept. It also provides for more open space. Mr. Norman feels this is an excellent plan and requested the Staff Recommendation be approved. He does not object to the additional restriction of 5,000 square feet for buildings on the north portion of the property and can understand the recommendation that the buildings be 10' apart. He does not object to the exclusion of the north 5 feet because it is the intent to develop the property through a PUD.

<u>Protestants:</u>	Robert Yadon	Addresses:	5437 South Gillette Avenue
	Rick Rogers		5426 South Gillette Avenue
	Mrs. Kenneth Decou		2114 East 52nd Place

Protestant's Comments:

Mr. Robert Yadon was pleased that the vacant property will be cleaned up and put to use in such an apparently aesthetic setting. He appreciates that the use will be office instead of commercial or multifamily. However, he was concerned because the PUD proposes an increase in the floor area ratio. The Concept Plan indicates buildings of partial two-story height, while the PUD proposal is allowing all two-story buildings which are in the OM criteria as opposed to the OL.

The traffic on 55th Street is already abominable due to an uncurbed street, street width, and a stop sign located on a steep slope. Traffic uses his driveway for a turn-around and he is afraid this new development would make matters worse. Traffic has been diverted at times from I-44 onto 55th Street, so this is not a normal collector street.

Another concern was surface water and he hoped this would be addressed by the Staff in the platting procedure. There is really no place for this water to drain. He appreciates the fact that no fence will be installed on the east portion of the site.

Mr. Gardner advised this particular piece of property was included in the Lewis Special Study between 51st and 61st Streets. Part of the problem in this area was the demand for future retail strip commercial and the Staff recognized office as a more reasonable use. He feels this is a quality area and this is a compatible proposal because of the multiple buildings,

Z-5662 and PUD #278 (continued)

which will look residential. The Staff does not say this is an ideal situation, but is one of the better solutions to this property, and is justified based on the surrounding zoning.

Mr. Rick Rogers was concerned with pedestrian safety, especially near Heller Park, which is heavily utilized by children. There are no sidewalks on 55th Street. He agrees this is a good way to use the land if it cannot be used for single-family housing, however, he disagrees with the idea this should be office simply because of the present uses on Lewis Avenue. He wondered if the exit onto 55th Street could be eliminated and two exits be made on to Lewis Avenue.

Mrs. Kenneth Decou stated her main concern was the water problem, since all water in the area drains into her yard. She also felt brick structures would be more appropriate than wood structures and objected to the two-story development.

Applicant's Comments:

Mr. Norman is aware of the condition of 55th Street, however, he was not aware until a meeting with residents that this could be used as a means to circumvent 51st Street and Lewis Avenue. This property will not develop single-family and the choices would be either multifamily or office development. The problems on 55th Street will exist whatever use is made of the property. The possibility of a development without an access point onto 55th Street was explored, but access would be required by the Fire Marshal and the Subdivision Regulations. The traffic would not be as great with office zoning as with apartments. On-site detention will be required to eliminate any possibility of the runoff rate exceeding present conditions. He again requested the Commission approve the application as submitted with the modifications made by the Staff and thought this represents a fine solution to development of this property.

TMAPC Action: 6 members present (Z-5662)

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to recommend to the Board of Commissioners that the following described property be rezoned OL, subject to the conditions set out in the Staff Recommendation:

A tract of land lying in a part of the N/2, SE/4, SE/4, NE/4, of Section 31, Township 19 North, Range 13 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit:

Beginning at the Northeast corner of the N/2, SE/4, SE/4, NE/4 of Section 31, Township 19 North, Range 13 East; thence South 0°-42'-44" West along the East line of said N/2, SE/4, SE/4, NE/4, a distance of 330.00'; thence due West a distance of 396.00'; thence North 0°-42'-44" East and parallel to the East line of said N/2, SE/4, SE/4, NE/4 a distance of 330.00' to a point on the North line of said N/2, SE/4, SE/4, NE/4, said line also being the South line of "Rondo Valley" an Addition to the City of Tulsa, Tulsa County, Oklahoma; thence due East along the North line of said N/2, SE/4, SE/4, NE/4 a distance of 396.00' to the Point of Beginning, LESS AND EXCEPT the North 25' thereof.

PUD #278 and Z-5662 (continued)

TMAPC Action: 6 members present (PUD #278)

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved PUD (#278), subject to the conditions set out in the Staff Recommendation:

A tract of land lying in a part of the N/2, SE/4, SE/4, NE/4, of Section 31, Township 19 North, Range 13 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit:

Beginning at the Northeast corner of the N/2, SE/4, SE/4, NE/4 of Section 31, Township 19 North, Range 13 East; thence South $0^{\circ}-42'-44''$ West along the East line of said N/2, SE/4, SE/4, NE/4 a distance of 330.00'; thence due West a distance of 396.00'; thence North $0^{\circ}-42'-44''$ East and parallel to the East line of said N/2, SE/4, SE/4, NE/4, a distance of 330.00' to a point on the North line of said N/2, SE/4, SE/4, NE/4, said line also being the South line of "Rondo Valley" an Addition to the City of Tulsa, Tulsa County, Oklahoma; thence due East along the North line of said N/2, SE/4, SE/4, NE/4 a distance of 396.00' to the Point of Beginning, LESS and EXCEPT the North 25' thereof.

OTHER BUSINESS:

PUD #183

Staff Recommendation: Minor Amendment to Brandy Chase Condominiums Site Plan
Brandy Chase Condominiums is located on the northeast corner of South Peoria Avenue and East 89th Street South. The applicant's initial Site Plan did not include a bathhouse and office.

The applicant is now requesting a Minor Amendment to the Site Plan to build a small bathhouse and office. This is an accessory use to the project per the Zoning Code. It was included in the permitted uses of the original Development Standards and it does not reduce the livability space below the approved minimums. Therefore, the Staff considers this to be a minor amendment and recommends APPROVAL.

It should be noted that this submitted Site Plan still shows two (2) parking spaces in the extreme northwestern corner, which were deleted from and not approved on the initial Site Plan.

On MOTION of FREEMAN, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve this Minor Amendment to PUD #183.

PUD #215

Staff Recommendation: Minor Amendment to Lot 28, Block 16, Chimney Hills South Addition, Tulsa, Oklahoma.

The applicant is requesting a Minor Amendment to permit a 1-foot, 4-inch building encroachment into the 25-foot building setback along 70th East Avenue as required by the Tulsa Zoning Code. (The Subdivision Plat requires only 15-feet.) Also the applicant is requesting a Minor Amendment of the fireplace, which encroaches 2 feet into the 20-foot rear yard. Section 240.2 (a) Permitted Yard Obstructions of the Tulsa Zoning Code permits a 2-foot encroachment for a fireplace and technically no approval is needed as regards to the fireplace.

The request is minor in nature, and therefore, the Staff recommends APPROVAL per plot plan submitted. (Exhibit "D-1")

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Higgins, Holliday, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Gardner, Petty, Young, Inhofe, "absent") to approve this Minor Amendment to PUD #215, per plot plan submitted.

There being no further business, the Chair adjourned the meeting at 4:00 p.m.

Date Approved Feb 24, 1980
[Signature]
Chairman

ATTEST:

[Signature]
Secretary

