

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1405
Wednesday, May 5, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Freeman Gardner Hennage, 2nd Vice- Chairman Higgins Hinkle Kempe, 1st Vice- Chairman Parmele, Chairman Young	Petty Rice Inhofe	Chisum Compton Gardner Lasker Wilmoth	Jackere, Legal Dept.

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, May 4, 1982, at 10:29 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:30 p.m.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Rice, Inhofe, "absent") to approve the minutes of April 14, 1982 (No. 1402) and April 21, 1982 (No. 1403).

REPORTS:

Committee Reports

Comprehensive Plan Committee

Mr. Gardner advised there will be a meeting of the Comprehensive Plan Committee prior to the meeting next Wednesday, May 12, 1982, at 12:00 p.m. in Room 213 of the City Hall to discuss amendments to the District Maps and Texts.

Rules and Regulations Committee

Mr. Gardner further advised there will be a meeting of the Rules and Regulations Committee following the Planning Commission meeting this date to discuss adding fees for waiving plats, changing access on plats, and Minor Amendment to PUDS. There is also a request from the County Board of Commissioners to amend the County Zoning Code pertaining to oil and gas storage tanks.

Director's Report:

Mr. Lasker advised that there is a bill before the State Legislator dealing with manufactured housing. He attended the Conference Committee Meeting and there are two versions. The House version would tell the cities to allow mobile homes on any residential lot. The Senate version would put more restrictions such as permanent foundation, pitch of the roof and they would have to be 90% of the square-footage of the floor area of the surrounding area. He has received the Conference Committee substitute and the cities would have until January 1, 1983,

Director's Report: (continued)

to establish zoning regulations to permit manufactured housing. The cities could set standards for the exterior appearance, minimum square-footage per unit, placement, connection of required utilities, etc. If this is not done by that date, the State Law would take effect and allow mobile homes as per this Law. He does not know the status of this bill, but will send the Commissioners copies of the bill because it will have an impact on what is done in residential areas. Manufactured housing is one of the answers to housing affordability. If done right, it can be accommodated but the neighborhoods will suffer if not done correctly.

SUBDIVISIONS:

For Preliminary Approval:

Gleneagles Addition (PUD #281) (183) 64th Street and South Mingo Road
(RM-1, RS-3)

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Rice, Inhofe, "absent") to continue consideration of the plat for Gleneagles Addition to May 19, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Briarglen East Extended Addition (2094) 35th Street and South 124th East
Avenue (RM-T)

The Staff presented the plat with the applicant not represented.

This plat has a Sketch Plat approval, subject to conditions. The Staff noted that the Lot-Block numbering sequence did not follow the usual procedure. However, there were no objections to the numbering as submitted, since this is a townhouse development.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Briarglen East Extended, subject to the conditions:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat of Briarglen East Extended, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Show 42' P.S.O. easement with 10' utility easement within.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants relating to water and sewer.)
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.

Briarglen East Extended Addition (continued)

4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. 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.
6. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
7. The Traffic Engineer advised that they need 35th Street extended past this plat to 129th East Avenue if at all possible at this time.
8. The underlying plat should be properly vacated to the satisfaction of title attorneys and/or the Legal Department.
9. All Subdivision Regulations shall be met prior to release of final plat.

Yorktown Park (PUD #283) (683) SE corner of 61st Street and Yorktown Ave.
(OL, RM-1)

The Staff presented the plat with the applicant represented by Lynn Meyer.

Mr. Wilmoth advised that this is a PUD and only a preliminary plat is being presented, showing the perimeter. A Detailed Site Plan will be presented at a later date, as well as the plat for final and release. The applicant is agreeable with the conditions set by the T.A.C.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Yorktown Park, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat of Yorktown Park Addition, subject to the following conditions:

1. All conditions of PUD #283 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. Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.

Yorktown Park (PUD #283)(continued)

5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
6. 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. (USCE approval required for connection to Joe Creek.)
7. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted, or other bearings as directed by the City Engineer.
8. Access points shall be approved by the City and/or Traffic Engineer. (Show access as "50' with median.")
9. 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.)
10. 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.
11. The key or location map shall be complete. (Show South Utica Pl.)
12. 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.)
13. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Nordam East Amended (3104) SW corner of Pine Street and North 111th East Avenue (IL)

The Staff presented the plat with the applicant represented by Lynn Meyer.

This is the second phase in the development of the Nordam property in this location. There is a stub street to the west of this application (East Newton Place). The large tract(s) south of the Nordam property have, or will be zoned industrial, "subject to a plat," so until it is known how that large tract is to be developed, it is difficult to determine the exact location of some of the streets. This amended plat will cover just enough land to allow Nordam to expand their present operation, but without jeopardizing any street locations in the future on their property or on the adjoining property.

The City Engineer advised the T.A.C. that there should be a turn-around at the end of 111th East Avenue, but the street is not improved and this is not possible at this time.

Nordam East Amended (continued)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Nordam East Amended, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat of Nordam East Amended Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required, (on west and south as needed.) Existing easements should be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
4. 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.
5. Access points shall be approved by the City and/or Traffic Engineer.
6. It is recommended that the developer coordinate with the Traffic Engineering Department during the early states of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
7. 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.
8. 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.)
9. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Business Commons at Metro Park (3294) 55th Street and South 127th East Ave.
(IL)

The Staff presented the plat with the applicant represented by Marvin Adkins.

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

Business Commons at Metro Park (continued)

The Traffic Engineer recommended the access point on 51st Street be moved east or west from the location shown. The location shown is unacceptable. The City Engineer had advised the applicant that if any landscaping was planned for median, it would have to be privately maintained and shown as a "reserve".

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Business Commons at Metro Park, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat of Business Commons at Metro Park, subject to the following conditions:

1. 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 15' parallel to drainageway.)
2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. 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.
6. Show corner property line radii.
7. In Covenants, page 2, Section A, line 7, substitute "communications" for "telephone," or add "Cable Television," page 3, Section "C" - check language for drainageway, and varify with the City Engineer.
8. Continue "LNA" along the expressway.
9. It is suggested that the property and right-of-way lines on the interior streets be darkened or wider to clearly delineate the street.
10. Update location map. Several new subdivisions in this section.
11. Show "6 lots, 43.49 acres" on face of the plat near location map.
12. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including

Business Commons at Metro Park (continued)

documents required under Section 3.6 (5) of the Subdivision Regulations.)

13. All Subdivision Regulations shall be met prior to release of the final plat.

S.R.C. Towers (383) SE corner of 66th Street and South Yale Avenue
(OM and OL)

The Staff presented the plat with the applicant not represented.

This plat is more in the form of a "plot plan" than a plat, but the information supplied is necessary and essential to the review. The Staff further notes that the OL/OM zoning line is 660' east of the centerline of Yale Avenue, so it splits part of the buildings. It is expected that the owners will file a Board of Adjustment application to spread the usage across the zoning lines. The plat in its final form should reflect any special conditions the Board of Adjustment might require.

Since the plat was incomplete, the Technical Advisory Committee would only recommend a "Sketch Plat" at this time.

The Technical Advisory Committee and Staff recommended approval of the Sketch Plat of S.R.C. Towers, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Sketch Plat of S.R.C. Towers, subject to the following conditions:

1. 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.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (A tie connection on 66th Street is required for the secondary system.)
3. 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).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required) (Also show sewer easement.)
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. 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.

S.R.C. Towers (continued)

7. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans.)
8. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
9. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted, or other bearings as directed by the City Engineer.
10. Access points shall be approved by the City and/or Traffic Engineer. (Include "LNA" provisions in covenants.) (Access to 66th Street is recommended.)
11. It is recommended that the developer coordinate with the 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 the plat.)
12. 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.
13. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
14. The key or location map shall be complete.
15. 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.)
16. In Covenants substitute "communications" for "telephone", or specifically include Cable TV.
17. 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.)
18. All Subdivision Regulations shall be met prior to release of the final plat.

Village South (PUD #267) (2683) SE corner of 101st Street and Sheridan
Road (CS, RM-1)

The Staff presented the plat with the applicant not represented.

The Traffic Engineer recommended some changes in access including moving the corner access at least another 40' east and south. Other changes to be coordinated with the Traffic Engineer.

Village South (PUD #267) (continued)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Village South, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat for Village South Addition, subject to the following conditions:

1. All conditions of PUD #267 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1700 of the Zoning Code, in the covenants. (Show building lines on plat in accordance with PUD requirements.)
2. 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.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (Approval of RMUA is required since this is Haikey Creek watershed.)
4. 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.)
5. Show 30' corner radius in accordance with the Subdivision Regulations, at 101st Street and Sheridan Road intersection.
6. Access points shall be approved by the City and/or Traffic Engineer.
7. 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.
8. The key or location map shall be complete.
9. Include City of Tulsa in paragraph 7, page 1 of the Covenants. (for PUD purposes)
10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 316 (5) of the Subdivision Regulations.)
11. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Rock Creek Acres (3590) West 61st Street and South 204th West Avenue
(AG, AG-R)

The Staff presented the plat with the applicant represented by Lynn Meyer.

NOTE: This tract is another subdivision that developed without Planning Commission approval and is being submitted for processing to clear title and dedicate the streets and easements. Many of the lots are sold already.

Since not all percolation tests were available at this time, the Health Department recommended that the plat not be transmitted to the Planning Commission until this has been done.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Rock Creek Acres, subject to the conditions, and withhold transmittal to the Planning Commission until percolation tests were completed.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the Preliminary Plat for Rock Creek Acres Addition, subject to the following conditions:

1. The north-half of this tract (north of the $\frac{1}{2}$ section line) is zoned AG-R, which does not permit mobile homes by right, but does permit them by Board of Adjustment approval. The south-half of the tract is zoned AG which permits mobile homes by right. The covenants should be amended or rewritten to cover this situation, or as an alternative the applicant would file a Board of Adjustment application for approval of mobile homes in the part of the plat zoned AG-R. (north of $\frac{1}{2}$ section)
2. The Cimarron Telephone Company/SWB boundary line lies on the north-south $\frac{1}{2}$ section line so those lots east of the $\frac{1}{2}$ section are in the Southwestern Bell area. The applicant will need to coordinate this with both Telephone Companies.
3. Not a condition for approval, but the applicant should note that only 25' building lines are required except on arterials. (35' building line on the interior streets would be 25' if so desired.)
4. 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.
5. Water plans shall be approved by the applicable water authority prior to release of the final plat.
6. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the County Commission.
7. Street names shall be approved by the County Engineer. Show on the plat as required.

Rock Creek Acres (continued)

8. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
9. Access points shall be approved by the County Engineer. (Limitations on arterials subject to approval of the County Engineer.)
10. It is recommended that the developer coordinate with the 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 the plat.)
11. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
12. 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.
13. The method of sewage disposal and plans therefore, shall be approved by the Tulsa City-County Health Department.
14. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: Type, size, and general location. (This information is to be included in the restrictive covenants.)
15. The method of water supply and plans therefore, shall be approved by the Tulsa City-County Health Department.
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
18. 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.)
19. All Subdivision Regulations shall be met prior to release of the final plat.

For Final Approval and Release:

Farmington Addition (3693) NE corner of 61st Street and South 89th East Avenue (RM-T)

The Staff advised the Commission that all letters of approval had been received and final approval and release was recommended.

Farmington Addition (continued)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to approve the final plat of Farmington and release same as having met all conditions of approval.

For Change of Access on Plat:

Guaranty Center North (694) NW corner of 11th Street and Mingo Valley
Expressway (CS)

This request is to vacate three (3) access points to 11th Street and replace them with two (2) access points in slightly different locations, for a net reduction of one access point. The Traffic Engineer has approved the request and the Technical Advisory Committee and Staff recommended that the Planning Commission concur.

Willowick Park (3193) SE corner of 60th Street and South Peoria Avenue
(CS)

This request is to vacate two (2) access points and relocate a single access point to South Peoria Avenue in the middle of the lot. (A reduction of one access point) The Traffic Engineering has approved the request and the Technical Advisory Committee and Staff recommended that the Planning Commission concur.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15460 (3094) J. T. Allen	L-15466 (3393) Ramon L. King,
15461 (3113) Wilma J. Graves, et al	et al
15462 (3093) Roger Spencer	15467 (3392) Wilma Putty
15465 (983) Golden State Homes, Inc.	15470 (892) Dorotha L. Cordray*

*Mr. Wilmoth advised that Lot-Split 15470 will meet the Prior Approval requirements, but the Health Department has not approved the Percolation Test for the septic tank. There are two existing houses that have been there since the 1920's and the property was split in the early 1940's before our jurisdiction, but was never done on paper.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") that the approved lot-splits listed above be ratified.

CONTINUED ZONING PUBLIC HEARING:

PUD #179-I Charles E. Norman (Guardian Development) South of 71st Street,
West of South Mingo Road

Mr. Charles Norman was present and asked that this PUD be continued. This case was previously continued because of an impending sale and the contract purchaser intends to make revisions. There have not been interested parties appearing at previous meetings and he requests that this case be continued for 4 weeks.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Freeman, Gardner, Hennage, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Higgins, Petty, Rice, Inhofe, "absent") to continue consideration of PUD #179-I until June 2, 1982, at 1:30 p.m. in the Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5697
Applicant: Clair Simmons
Location: 14300 East 11th Street

Present Zoning: RS-3
Proposed Zoning: IL

Date of Application: March 18, 1982
Date of Hearing: May 5, 1982
Size of Tract: 1.66 acres

Presentation to TMAPC by: Clair Simmons
Address: 14322 East 12th Place

Phone: 437-1632

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use.

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

Staff Recommendation:

The subject tract is located 330 feet west of the northwest corner of the intersection of 11th Street South and 145th East Avenue. It is 1.66 acres in size, vacant, zoned RS-3, and the applicant is requesting IL zoning. It is abutted on the north, west and south by single-family residences zoned RS-3 and on the east by a new fire station zoned RS-3.

Given the fact that the surrounding land uses and zoning patterns do not support the "may be found" designation, the Staff considers this application "spot zoning" and recommends DENIAL of the requested IL zoning.

Applicant's Comments:

Mr. Clair Simmons explained he is an inventor and plans to build a 50' x 70' building for experimental projects with some light manufacturing. He sold the property where the fire station is to the City. The new building he is proposing will be in good taste and will improve the neighborhood.

Mr. Gardner advised that this situation is not like most intersections because it has developed residential from the first. The commercial zoning patterns in this area will not be to the same extent as normal intersections because of the existing development and this is not an industrial area. The most intense zoning pattern allowable would be light commercial.

Commissioner Freeman did not feel residential should be left next to the fire station. He asked if the Staff would consider rezoning the subject tract if the tract immediately to the east of the fire station were under application, since Mr. Simmons owns both lots. Mr. Gardner replied this would improve the application, but there are still residential houses across the street. Chairman Parmele commented there were no protests.

Mr. Gardner suggested this application be readvertised for CS and bring the other property owner to the north, so this would not be isolating residential property owners. Commissioner Freeman asked what the difference would be between IL and CS and Mr. Gardner explained the western boundary of Mr. Simmons' property would be a little beyond the node; however, since the node is going to be cut down north and south, that might be a reason to allow commercial to go to his western boundary, but not beyond. The north-south boundary is established because houses front

Z-5697 (continued)

to the south on an interior street. Commercial is established on the other corner to a depth less than 467 feet.

Commissioner Young restated the question and asked if Mr. Simmons could use the commercial zoning instead of IL and Mr. Gardner replied he could have a shop, but could not manufacture products.

Mr. Simmons explained that he has several antique cars and plans to build a showroom in front with some lathes in the rear for experiments. This will not be a used car lot. He cannot do anything with the property now. He did not know if his neighbor to the north would be interested in re-zoning his property.

TMAPC Action: 8 members present.

On MOTION of YOUNG, the Planning Commission voted 8-0-0 (Freeman, Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Petty, Rice, Inhofe, "absent") to continue consideration of Z-5697 to June 2, 1982, at 1:30 p.m., in the Langenheim Auditorium, City Hall, Tulsa Civic Center, in order to readvertise this application for commercial zoning.

CZ-49 C. W. Wilkinson (Cherokee Development Company) South of the SE corner of 131st Street and South 129th East Ave.

A letter was received from Mr. C. W. Wilkinson requesting early transmittal for CZ-49, which was heard on April 28, 1982 (Exhibit "A-1"). There were protestants to this application and the minutes have been completed for this case.

On MOTION of YOUNG, the Planning Commission voted 8-0-0 (Freeman, Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Petty, Rice, Inhofe, "absent") to approve early transmittal for CZ-49.

PUD #127 - Lot 1, Block 1, Phase I, Collegiate Square - The Willows Apartments

Staff Recommendation:

The subject tract is located at the southeast corner of East 67th Street South and Utica Place and the applicant is requesting to reduce the PUD condition for 219 parking spaces to 176.

The Staff has reviewed the case and find that, based on the approved unit mixture of 21 efficiency, 44 one-bedroom and 44 two-bedroom, the applicant would be required only 172 parking spaces. Since the clubhouse is in this Phase, the Staff feels the request for 176 spaces is adequate.

Therefore, the Staff recommends APPROVAL of the minor amendment for a minimum 176 parking spaces, per plan submitted.

TMAPC Action: 8 members present.

On MOTION of HENNAGE, the Planning Commission voted 8-0-0 (Freeman, Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Young, "aye"; no "nays"; no "abstentions"; Petty, Rice, Inhofe, "absent") to approve the minor amendment for PUD #127 to include a minimum 176 parking spaces, per plan submitted.

There being no further business, the Chair adjourned the meeting at 2:15 p.m.

Date Approved

May 19, 1982

Cherry A. Kempe
VICE-Chairman

ATTEST:

Maurin E. Hennage
for Secretary