

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1460  
 Wednesday, June 15, 1983, 1:30 p.m.  
 Langenheim Auditorium, City Hall,  
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Benjamin	Draughon	Chisum
Higgins	Gardner	Compton
Hinkle, Secretary	Miller	Gardner
Kempe, Chairman	Petty	Wilmoth
C. Young, 1st Vice Chairman	T. Young	
	Inhofe	

Due to lack of a quorum, the items listed below were continued to the June 22, 1983 meeting at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

MINUTES:

Consider minutes of May 25, 1983 (No. 1457) and June 1, 1983 (No. 1458)

Preliminary Plat:

Guier Woods IV East Amended (PUD 292)(883) 7500 Blk S. Harvard (RS-1, RS-2)  
Amy Addition (3113) N/side E. 72nd St. N., West of N. Victor (RS)  
Chimney Pointe (1583) NW/c 91st & S. Sheridan (CS)  
Executive Center Amended (PUD 289)(983) SW/c 71st & S. Yale (OM, OL, RS-3)  
Home Improvement Center (1183) W of SW/c 71st & S. Memorial (CS, OL)  
Wood Niche (PUD 327)(1183) NW/c 81st & S. 78th E. Ave. (RS-3)

Extension of Approval:

Stockton Industrial Acres (3472) NW/c 181st & Okmulgee Beeline (IL)

Change of Access:

Regency Center Amended (2593) N of the NW/c 51st & Mingo (CS)

Lot Splits for Waiver:

L-15824 Russell Ashworth (3684) S/side E. 114th St., W of S. 193rd E. Ave. (AG)  
L-15826 thru L-15829 Johnson Gunn (PUD 182)(883) N/side 75th, west of Birmingham (RS-3)  
L-15830 Nolan Gross (2493) 3140 S. Mingo Road (CS)  
L-15843 Gray Properties (3193) NE/c 53rd & S. Peoria (CS)

Lot Splits for Ratification of Prior Approval:

L-15835 (2674) Susan Hall	L-15842 (2692) John Gowan
15836 (3602) TURA	15844 ( 783) Bob Goble
15837 (2502) TURA	15845 ( 493) Cyclops Corporation
15838 (2502) TURA	15850 (1193) T.A. Revelis, et al
15839 (2792) Josephine Schumacher	15853 (2193) TURA

Lot Splits for Ratification of Prior Approval (continued)

15840 (2283) Mill Creek Development Co.	15854 (3602) TURA
15841 (3483) Ned Reinstein/Shell Properties	15855 (2003) Ella Mae Stokes
	15858 (2692) Dave Webb/F.E. Wiley/Tom Seaton

Continued Zoning Public Hearing:

PUD 326 Cox (Barnes) E. of SE/c 15th St. & 77th E. Ave. (RD)  
PUD 131-C Murphy (Carney, McGraw) NW/c 14th St. & Garnett (CS, RM-1, OL)  
CZ-81 Sylvestor SE/c of Coyote Trail & U.S. Hwy 51 AG to CG & RS  
PUD 322 Sylvestor SE/c of Coyote Trail & U.S. Hwy 51 (AG)  
PUD 327 Roy Johnsen W. of NW/c 81st & Memorial (RS-3)

Other Business:

PUD 182-2 Kouri/Hinkle N & W of E. 7th St. S. & S. Birmingham (RS-3)  
Minor Amendment to permit splitting existing duplexes  
PUD 179 Tannehill E. 129' of Lot 5, Block 2, El Paseo Addition  
Minor Amendment to allow for 650 square feet for a hair salon  
PUD 268 Jack Cox Woodland Glen SE/c of 91st & Memorial  
Minor Amendment to permit 15' building line instead of 25'  
PUD 159-6 Scott Morgan Lot 4, Block 5 West Highlands III  
Minor Amendment to permit setback from centerline of S. 32nd West Avenue from 55 feet to 53 feet, 6 inches  
PUD 187-8 Eugene Brumble Lot 4, Block 15, Shadow Mountain Addition  
Minor Amendment to permit setback from 66th E. Ave. from 25' to 20'

Date Approved

June 22, 1983

Cherry Kenpe  
Chairman

ATTEST:

Marilyn L. Smith  
Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1461  
 Wednesday, June 22, 1983, 1:30 p.m.  
 Langenheim Auditorium, City Hall  
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Higgins	Benjamin	Chisum	Linker, Legal
Hinkle, Secretary	Draughon	Compton	Department
Inhofe, Mayor	Gardner	Gardner	
Kempe, Chairman	Miller	Wilmoth	
Petty, 2nd Vice-Chairman	C. Young		
T. Young			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, at 11:08 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Kempe called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of HINKLE, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the minutes of May 25, 1983 (No. 1457), June 1, 1983 (No. 1458), June 8, 1983 (No. 1459) and June 15, 1983 (No. 1460).

REPORTS:

Chairman's Report

Chairman Kempe requested a Special Meeting be held on June 29, 1983 to consider items 26 through 37 and items 21 and 22 listed on today's agenda.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to hold a special meeting on June 29, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center to consider the following items:

- PUD 326 Cox (Barnes) East of the SE corner of 15th Street and 77th East Avenue (RD)
- PUD 131-C Murphy (Carney, McGraw) NW corner of 14th Street and Garnett Road (CS, RM-1, OL)
- Z-5837 Sanders (Anderson Dev. Co.) SE corner of 71st Street South and Mingo Road. (to be withdrawn) OL to CS
- Z-5838 Sanders (Anderson) NW corner 83rd Street and Lewis Ave. OM to CS
- CZ-82 Stuber (Guest) SW corner of 27th West Avenue and 111th Street AG to IL

Chairman's Report (continued)

CZ-84 Boyle NW corner of 209th West Avenue and West 21st  
Street South AG to AG-R

Z-5843 Blackwell, Crockett East of the NE corner of 57th St.,  
and South Lewis Avenue RS-2 to OL

Z-5844 Baker West of the NW corner of 36th Street North and  
Sheridan Road RS-3 to IL

Z-5845 Snow NE corner of 14th Street and 83rd East Avenue  
RS-1 to RS-3

Z-5846 Jones (Sanditen) NE corner of 71st Street and Mingo Rd.  
OL, AG to CO

PUD 329 Jones (Burluson) 7400 Block of South Lewis Avenue,  
East side of Street (RS-1)

PUD 330 Johnsen (L.C.M. Partnership) NW corner of Riverside Dr.  
and Denver Avenue (RM-3)

Z-5847 Harkreader, (Leighty) 55th Street at Delaware Avenue  
RS-2 to RS-3

PUD 331 Harkreader, (Leighty) 55th Street at Delaware Avenue  
(RS-2)

Committee Report:

Chairman Kempe advised that there will be a Rules and Regulations  
Committee meeting on July 6, 1983, at 12:00 noon in Room 213 to  
discuss proposed changes in the Zoning Code.

Director's Report:

A Resolution was presented from TURA. Dane Matthews of the INCOG  
Staff explained this Resolution has been reviewed by the Staff who  
finds it in accordance with the Comprehensive Plan. It establishes  
a Special District within Planning District 5 and the provisions in  
the Text of that Special District call for a detail plan to be done  
for this area. The Staff recommends APPROVAL of this Resolution.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins,  
Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "ab-  
stentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent")  
to adopt the following Resolution:

RESOLUTION No. 1461:578

RESOLUTION FINDING THAT THE URBAN  
RENEWAL PLAN FOR THE INDIAN ACRES  
REDEVELOPMENT PROJECT IS IN CON-  
FORMANCE WITH THE COMPREHENSIVE  
PLAN OF THE CITY OF TULSA

WHEREAS, the City of Tulsa, Oklahoma, and the Board of County  
Commissioners of Tulsa County, Oklahoma, on August 2, 1960,  
and August 9, 1960, respectively, adopted a Comprehensive Plan

6.22.83:1461(2)

Resolution No. 1461:578 (continued)

for the orderly development of the City and County of Tulsa, Oklahoma, with subsequent amendments to date; and,

WHEREAS, said Comprehensive Plan contains sections dealing with the needs and desirability of Urban Renewal Programs; and,

WHEREAS, on November 17, 1959, the City of Tulsa appointed the Tulsa Urban Renewal Authority in accordance with House Bill No. 602, Twenty-Seventh Oklahoma Legislature (1959) now cited as the Urban Redevelopment Act Title 11, Oklahoma Statutes, Sec. 38-101, et seq.; and,

WHEREAS, said Urban Redevelopment Act requires that the Tulsa Metropolitan Area Planning Commission certify to the City of Tulsa as to conformity of any proposed Urban Renewal Plans and/or Plan Amendments to the Comprehensive Plan of the City of Tulsa; and,

WHEREAS, the Tulsa Urban Renewal Authority has prepared an Urban Renewal Plan for the Indian Acres Redevelopment Project, within the City of Tulsa; and,

WHEREAS, said Indian Acres Urban Renewal Plan for the area has been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Urban Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

1. The proposed Urban Renewal Plan for the Indian Acres Redevelopment Project, dated May 24, 1983, is hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa.
2. Certified copies of this Resolution shall be forwarded to the Board of Commissioners of the City of Tulsa.

APPROVED and ADOPTED this 22nd day of June 1983.

SUBDIVISIONS:

For Preliminary Approval:

Guier Woods IV East Amended Addition (PUD #292) (883) 7500 Block of  
South Harvard Avenue (RS-1, RS-2)

The Staff presented the plat with the applicant not represented.

The only reason this plat is being re-filed is to reflect some minor changes and amendments to the PUD and slight re-alignment of lot line between Lots 1 and 2 to avoid a building encroachment. Since this is a very recent plat, the Staff has no objection to accepting previous release letters on this same plat, subject to concurring approval by T.A.C. members. This was agreeable, but the applicant was advised to add the access limitation language in covenants and include "The City of Tulsa or its designated contractor" in paragraph 4 a.

The Technical Advisory Committee and Staff recommended approval of the preliminary and final plat of Guier Woods IV East Amended Addition.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the final plat of Guier Woods IV East Amended Addition and release same as having met all conditions of approval.

Amy Addition (3113) North side of East 72nd Street North, West of North  
Victor Avenue (RS)

The Staff presented the plat with the applicant not represented.

This plat is being filed in lieu of lot splits since the maximum number of splits permissible is four, and six lots are being created. Note that the 50' building line is volunteered, as the RS requirement is only 25 feet.

Not a condition of approval on this plat, but since East 72nd Street North is not open and the adjacent subdivision (Mirecki Addition) is also owned by the same parties, that plat and/or street could be amended or the street vacated. It is a half-street dedication which goes nowhere and serves nothing. It appears unlikely that the north-half of the street could be obtained and also unlikely that dedication could be obtained out to the east to North Victor. Half-street dedications are unacceptable so nothing is being required on the new plat now being considered.

The Technical Advisory Committee recommended approval of the preliminary plat of Amy Addition, subject to conditions. However, the Staff advised the Planning Commission that all conditions have been met and release letters received. Therefore, the Staff recommended final approval and release.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the plat for Amy Addition and release same as having met all conditions of approval.

Chimney Point Addition (1583) NW corner of 91st Street and South Sheridan  
Road (CS)

The Staff presented the plat with the applicant not represented.

Since the surrounding plats already have some easements the easement widths may be reduced on this plat. (Subject to utility approval) Show the 15" utility/Sanitary Sewer Easement along 91st Street. A 3' reserve for fencing is suggested along the north and west sides of this tract because the CS zoning will require a 5' screen fence next to the RM-1 District.

The Technical Advisory Committee recommended approval of the preliminary plat of Chimney Point Addition, subject to conditions; but the Staff advised the Planning Commission that all conditions have been met and recommended final approval and release.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the final plat of Chimney Point Addition and release same as having met all conditions of approval.

Executive Center Amended (PUD #289) (983) SW corner of 71st Street and South  
Yale Avenue (OM, OL and RS-3)

The Staff presented the plat with the applicant not represented.

Part of this property has been platted as "Executive Center", but the PUD contains additional property, so it will have to all be consolidated into one plat for reprocessing as a PUD. (This plat covers all of the PUD.)

The Traffic Engineering Department advised the T.A.C. that the access to 71st Street may need to be revised slightly in order to align with the driveway to Copper Oaks on the north side of 71st Street. Also, there was the possibility that a cul-de-sac might be required at the end of 71st Place, since that Street will not go through the development. The Water and Sewer Department advised the T.A.C. that the dead-end water line on 71st Place may need to be extended or looped back to 71st through this PUD. A plot plan and topo should be provided prior to final approval.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Executive Center Amended Addition, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the preliminary plat for Executive Center Amended Addition (PUD #289), subject to the following conditions:

1. Show on face of plat: Identify adjacent land as "unplatted" or by name of plat; show and identify East 71st Place; show number of lots and acres on face of the plat.

Executive Center Amended Addition (PUD #389) (continued)

2. All conditions of PUD #289 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 1100-1170 of the Zoning Code, in the covenants.
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.
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 the final plat. (If required?) (The existing building may be separated from its sewer by the new lot lines, verify location and provide for access.)
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. (Include storm water and detention language).
7. Access points shall be approved by City and/or Traffic Engineer. (Add access provisions to covenants. Line up access to 71st Street with Copper Oaks driveway. If not aligned, NO left turns will be permitted on 71st Street.) Recommended by both City and Traffic Engineering Departments.
8. 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.
9. 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.)
10. All Subdivision Regulations shall be met prior to release of the final plat.

Home Improvement Center (1183) West of the SW corner of 71st Street and South Memorial Drive (CS and OL)

The Staff presented the plat with the applicant not represented.

Note: The west 70' of this tract is zoned OL and the east 105' is zoned CS. The applicant should take care in locating his building and/or uses. He may be able to use the property as is without any Board of Adjustment action, since parking is an allowable use in the OL District. Therefore, he could park on the OL and use the CS commercially as is.



Home Improvement Center (continued)

Mr. Smith informed the T.A.C. that the owners were requesting two access points to 71st Street. The Traffic Engineering advised they would prefer NO access to 71st Street and that the applicant have access by the private street abutting the west. However, since Mr. Smith indicated an effort had been made to obtain access from the owner of the private street and couldn't, ONE access to 71st is recommended to be located approximately between the private street and 78th East Avenue. (See condition #6.)

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

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the preliminary plat of Home Improvement Center, subject to the following conditions:

1. Since there are no private restrictions on the tract, Section III could be omitted from the covenants. If it is left in, exclude the utility grants in Sections I & II from time limits.
2. Update location map with new subdivisions. Identify the private roadway to the west of this plat.
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.
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.
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. Access points shall be approved by City and/or Traffic Engineer. (See comment above.)
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 Subdivision Regulations shall be met prior to release of the final plat.

Wood Niche (PUD #327) (1183) NW corner of 81st Street and South 78th East Avenue (RS-3)

The Staff requested this item be continued until July 6, 1983, to coincide with PUD Hearing.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to continue consideration of the preliminary plat for Wood Niche Addition until July 6, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

For Final Approval and Release:

Myrtlewood (2883) 107th Street and South Louisville Avenue (RS-1)

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

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the final plat for Myrtlewood Addition and release same as having met all conditions of approval.

Extension of Approval:

Stockton Industrial Acres (3472) NW corner of 181st Street and Okmulgee Beeline (IL)

The Staff received a request from the developer of this addition requesting an extension of time. The Staff has no objection to an extension of one year.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve a one-year extension for the plat of Stockton Industrial Acres.

Change of Access:

Regency Center Amended (2593) North of the NW corner of 51st Street and Mingo Road (CS)

The purpose of this request is to add one access point to Mingo Road. The Traffic Engineer and the Staff have approved the request.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested change of access for Regency Center Amended Addition.

Blue-Robb Addition (1794) West of the NW corner of 31st Street and South 129th East Avenue (CS)

The reason for this change is to add one additional access to 31st Street. The Staff and the Traffic Engineer have approved the request.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested access change for Blue-Robb Addition.

LOT-SPLITS:

For Waiver of Conditions:

L-15824 Russell Ashworth (3684) South side of East 114th Street, West of South 193rd East Avenue (AG)

This is a request to split the East 363' of the West 394' of the South 325' of the NE/4, NE/4 of Section 36, Township 18 North, Range 14 East into two tracts, one being 133' x 325' containing approximately 1-acre, with an existing house; and one lot 230' x 325' as a building site for a new house, which will contain approximately 1.7 acre. The applicant is requesting waiver of the bulk and area requirements in the AG District, which requires 200' of width and 2 acres of area. A previous split has been approved in the area, which contains 1.5 acre and 198' of width. The Health Department has approved the application. (#83-221 and #70-131) The Board of Adjustment approval will be required for the lot width and area. Since minimum County road right-of-way is 60', the County requested, but not a condition of approval, an additional 5' roadway and/or drainage easement along 114th Street for bar ditch maintenance.

The Technical Advisory Committee and Staff recommended APPROVAL of L-15824, subject to the condition.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the request to waive the Bulk and Area requirements for L-15824, subject to the following condition:

- (a) Board of Adjustment approval.

L-15826 through L-15829 Johnson Gunn (883) North side of East 75th Street, West of South Birmingham Avenue (RS-3 - PUD #182)

This is the third application in this subdivision of 12 lots. (This split covers Lots 6, 9, 11 and 12, Block 1, South Oaks. Previous splits were on Lots 1 & 8.) When Lot 1 was split, there were no questions about how many more splits would occur. When Lot 8 was in the process, the T.A.C. originally recommended replatting on the basis that others would follow. The applicant indicated later that an effort had been made to obtain permission from all the lot owners in the subdivision to replat and split the duplexes in that manner. The Staff and T.A.C. was informed that not all the owners were willing to participate in a replat, so the request was sent on to the

L-15826 (continued)

TMAPC and was approved, subject to several conditions imposed by the T.A.C. (#15684) Now this application is for an additional four lots to be split, which only leaves 5 that have not requested a split. (The Staff is still of the opinion that a replat would be the best way to process these requests.) Another minor amendment to PUD #182 will be required if these splits are approved, since the other two splits only covered the individual lots and not the whole PUD.

Mr. Roy Hinkle was present at the T.A.C. meeting and explained that another effort was made to assemble all the lots in the whole subdivision for a replat, but there were still owners that objected and would not be a party to a replat. Since it appears that a replat will not be possible, the Staff and T.A.C. would have no objections to the present requests, subject to the same conditions as previously recommended on the Minton Split, L-15684.

The Technical Advisory Committee and Staff recommended approval of L-15826 through L-15829, subject to the following conditions:

- (a) Minor amendment to PUD to permit splitting duplexes. (Suggest the whole subdivision be included in case lot-splits were requested by those owners not applying now.)
- (b) Provide written instrument, filed of record, providing for driveway access to each unit and maintenance of commonly owned utilities.

Mr. Wilmoth explained that a minor amendment has been placed on this agenda to be discussed later in the meeting, fulfilling the first condition.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested waiver of the lot-split requirements for L-15826 through L-15829, subject to the conditions recommended by the T.A.C., listed above.

L-15830 Nolan Gross (2493) 3140 South Mingo Road (CS)

The applicant was present.

This is a request to split an unplatted tract into two lots, one containing an existing vet clinic fronting on South Mingo Road and the remainder of a larger lot containing the Mingo Creek easement and a buildable area on the east side of the creek. The larger lot has frontage for zoning purposes on South 93rd East Avenue, but will have to have physical access out to Mingo. (This would be a private agreement for access). The smaller lot will only have 60' of frontage on Mingo, whereas 150' is required in the CS District. Since the building is existing and nothing will change in appearance from the Mingo Road frontage, the Staff has no objection to Board of Adjustment approval of the 60' front. Applicant should also determine that the existing Vet. Clinic is not being cut-off from access to the sanitary sewer. (This might require a slight redesign of the split.)

L-15830 (continued)

In discussion the T.A.C. indicated a plot plan or development plan would be desirable in order to determine utility needs. Also, some storm water provisions will be needed, either detention or "fee in lieu of". The tract is being separated from some water and sewer service. Therefore, it was felt that additional information was needed so the application was TABLED until additional development information was available.

After the T.A.C. meeting the applicant contacted each department individually and reviewed the split in detail. After all the facts were presented, the T.A.C. and Staff had no objection to the request. A minor change in the legal description of the smaller tract will be necessary to provide access to the existing sanitary sewer on the east bank of the creek. This is agreeable with the applicant. Therefore, the only waiver involved is the frontage in a CS District. Since this is a split of existing facilities and structures, it was recommended by the T.A.C. for approval, subject to the following:

- (a) Board of Adjustment approval of the 60' frontage for existing building.
- (b) Amend legal description to provide access to the existing sanitary sewer as recommended by the Water and Sewer Department.

Mr. Wilmoth advised this request has already received Board of Adjustment approval for the 60' of frontage, subject to approval by the Planning Commission. The Staff would then recommend approval, subject to condition (b).

On MOTION of HIGGINS, the Planning Commission voted 5-0-1 (Higgins, Hinkle, Inhofe, Kempe, Petty, "aye"; no "nays"; T. Young "abstaining"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested waiver of the lot-split requirements for L-15830, subject to the following condition:

- (a) Amend legal description to provide access to the existing sanitary sewer as recommended by the Water and Sewer Department.

L-15843 Gray Properties (3193) NW corner of 53rd Street and South Peoria Avenue (CS)

This is a request to split the west 150' of Lot 6, Cantrell Addition and add the remainder to the adjacent lots. The new lots created will have 65' of frontage on Peoria on the north lot and 95' of frontage on Peoria on the south lot. (Lot 6 is being divided 15' to be attached to Lot 5 and 35' to Lot 7.) These lots were all platted with frontages varying from 50' to 64' and the U-3D zoning that preceded the present CS zoning did not have a minimum frontage. Since the lot-split will actually increase the frontage for each tract and the smaller tract is already occupied by a business, the Staff sees no objection to the request, subject to the Board of Adjustment approval of the 65' front. (The 95' front on the south lot does not meet the 150' minimum either, but it is a corner lot and has 150' of frontage on 53rd Street, where only 50' is required.)

L-15843 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15843, subject to the conditions:

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested waiver of the lot-split requirements for L-15843, subject to the following conditions:

- (a) Board of Adjustment approval of frontages.
- (b) Grading and drainage plans through the permit process.

For Ratification of Prior Approval:

L-15835 (2674)	Susan Hall	L-15844 (783)	Bob Goble
15836 (3602)	T.U.R.A.	15845 (493)	Cyclops Corporation
15837 (2502)	T.U.R.A.	15850 (1193)	T. A. Revelis, et. al.
15838 (2502)	T.U.R.A.	15853 (2193)	T.U.R.A.
14839 (2792)	Josephine Schumacher	15854 (3602)	T.U.R.A.
15840 (2283)	Mill Creek Dev. Co.	15855 (2003)	Ella Mae Stokes
15841 (3483)	Ned Reinstein/Shell Properties	15858 (2692)	Dave Webb/F. E. Wiley and Tom Seaton
15842 (2692)	John Gowan		

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") that the approved lot-splits listed above be ratified.

CONTINUED ZONING PUBLIC HEARING:

CZ-81 Sylvestor SE corner of Coyote Trail and U. S. Hwy. #51 AG to CG & RS

PUD #322 Sylvestor SE corner of Coyote Trail and U. S. Hwy. #51 (AG)

A letter was submitted from Mr. Jack Sylvestor requesting these items be continued until August 15, 1983 (Exhibit "C-1").

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to continue consideration of CZ-81 and PUD #322 until August 17, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #327 Roy Johnsen West of the NW corner of 81st Street and Memorial Drive (RS-3)

A letter was submitted from Mr. Roy Johnsen, attorney for the applicant, requesting this item be continued until July 6, 1983.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to continue consideration of PUD #327 until July 6, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #182-2 Kouri/Hinkle North and West of East 75th Street, South of South Birmingham Avenue (RS-3)

Staff Recommendation - Minor Amendment (Lots 9, 10, 11 and 12, Block 1, Southoak Acres)

PUD #182 is located just east of the northeast corner of 75th Street and South Lewis Avenue. It consists of one private drive and 12 existing duplex dwellings. The applicant is requesting a minor amendment to allow splitting the lot at the common wall on four buildings. This would result in each unit being on a separate lot for ownership purposes.

The Staff has reviewed the request and recommends APPROVAL of a Minor Amendment to split Lots 6, 9, 11 and 12, Block 1, Southoak Acres Addition, subject to lot-split approval.

This Minor Amendment is in conformance with the lot split approved earlier in the meeting.

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested Minor Amendment for PUD #182.

PUD #179 Tannehill East 129' of Lot 5, Block 2, El Paseo Addition

Staff Recommendation - Minor Amendment

Development Area "A" of Planned Unit Development No. 179 is located at the southeast corner of 71st Street and South Memorial Drive. The underlying zoning is a combination of CS, OL and RS-3 and the development area was approved for both commercial and office uses. The subject tract has been specifically designated for office use and the applicant is requesting permission to allow a 650 square-foot beauty salon be placed within an existing office building.

A barber or beauty shop is classified as a Use Unit 13 and not allowed by right in an office district as a principal use; however, the Code does allow for these uses to be considered in an office district by Special Exception. Since this tract was specifically approved for office use the Staff cannot support the barber or beauty shop use as a principal use; but we can support it as an accessory use to the principal office use if conditions are attached to the approval.

Therefore, the Staff recommends APPROVAL of a barber and/or beauty shop use on Lot 53, Block 2, El Paseo Addition, subject to the following conditions:

- (1) That the usable area does not exceed 650 square feet in size.
- (2) That there shall be no free-standing sign advertising the use visible from any public street within the PUD and that the only sign identifying the use shall be that notice on the building director sign.

Applicant's Comments:

Mr. Tom Tannehill was present for the applicant and advised the conditions are acceptable.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested minor amendment to PUD #179, subject to the conditions set out in the Staff Recommendation.

PUD #268 Jack Cox Woodland Glen Addition SE corner of 91st Street and Memorial Drive

Staff Recommendation - Minor Amendment (Lot 16, Block 1; Lots 5, 10 and 11, Block 2; Lots 1, 14 and 15, Block 3; Lot 1, Block 5; and Lot 1, Block 6, Woodland Glen Extended)

The subject PUD is located south and west of the intersection of 91st Street and South Mingo Road and this Development area was approved for a single-family detached housing. The applicant is requesting to reduce the side yard setback from the street from 25 feet to 15 feet. All of the subject lots are located on corners and the reduction of the setback from the abutting streets would not affect adjacent lots; therefore, the Staff sees the request as being minor in nature.



PUD #268 (continued)

Based upon the above review, the Staff recommends APPROVAL of the reduction of the setback from 25 feet to 15 feet on the above cited lots, subject to the Plan submitted and that the houses placed on the lots have their driveways and garages oriented towards the 25-foot setback side.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested minor amendment to PUD #268, subject to the submitted plan and that the houses placed on the lots have their driveways and garages oriented towards the 25-foot setback side.

PUD #159-6 Scott Morgan Lot 4, Block 5, West Highlands II Addition

Staff Recommendation - Minor Amendment (Lot 4, Block 5, West Highlands III Add.)

Planned Unit Development No. 159 is located south and west of the intersection of 61st Street and South Union Avenue. It was approved for a variety of housing styles surrounding a City golf course. The subject lot is located at the northeast corner of 32nd West Avenue and 68th Place. The house on the tract is constructed; however, after construction it was discovered that one corner of the structure encroaches 18 inches into the 20-foot setback from 32nd West Avenue.

The Staff sees this as minor and recommends APPROVAL of a 23.5 foot setback from 32nd West Avenue on Lot 4, Block 5, West Highlands III Addition, subject to the Plan submitted.

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested minor amendment to PUD #159, subject to the Plan submitted.

PUD #187-8 Eugene Brumble Lot 4, Block 15, Shadow Mountain Addition

Staff Recommendation - Minor Amendment (Lot 4, Block 15, Shadow Mountain Add.)

The subject tract is located at the southeast corner of 66th East Avenue and 65th Street South. It is a corner lot and irregular shaped making structure placement difficult. The applicant also owns the lot abutting the subject tract on the south, which would be most directly affected by any relief action granted.

After the above review, the Staff feels that the request is minor and would recommend APPROVAL of a reduction in the setback from 66th East Avenue from 25 feet to 20 feet, subject to the Plan submitted.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested minor amendment to PUD #187, subject to the submitted Plan.

PUD #288-1 Stephen Schuller North of East 27th Place and Birmingham Avenue

Staff Recommendation - Minor Amendment (Lot 6, Block 1, Eight Acres Addition)

The subject tract is one of 16 lots being developed in a private single-family subdivision on the site that previously contained Holland Hall Middle School. The applicant is requesting a minor amendment to allow one corner of a proposed dwelling to encroach 4 feet into the 25-foot rear yad.

The tract is located on a cul-de-sac causing an off-shaped lot and making it difficult to develop. In addition, the requested 4-foot encroachment is less than the 20% guideline used to determine minor changes. Therefore, the Staff recommends APPROVAL of the minor amendment, subject to the Plan submitted.

TMAPC Action: 6 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested Minor amendment to PUD #288, subject to the submitted Plan.

PUD #179 Schmidt El Paseo Addition, West 80' of Lot 3, Block 2

Staff Recommendation - Detail Site Plan

The commercial and office area of PUD #179 is located at the southeast corner of 71st Street and South Memorial Avenue. The subject tract is located within this area and was approved for an office use.

After review of the PUD requirements and the submitted plans, the Staff has made the following comparisons:

	<u>PUD</u> <u>Requirements</u>	<u>Submitted</u>
Maximum Size of Structure:	3,000 sq. ft.	3,000 sq. ft.
Minimum No. of Parking Spaces:	17 spaces	17 spaces
Livability Space:	11,000 sq. ft.	Exceeds

In addition, the applicant has maintained the initially required 50' green area and 100' building line.

Based on the above mentioned information, the Staff recommends APPROVAL of the Detail Site Plan, per plans submitted. We would also note that this approval utilizes all of the developable floor area allocated to Lot 3A from the overall underlying zoning.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the requested minor amendment to PUD #179, subject to the submitted Plans.

PUD #159 Brase Lot 61, Block 4, West Highlands II Addition

Staff Recommendation - Detail Site Plan Review

The subject tract is located just south of the southeast corner of 33rd West Avenue and 61st Street. It is one of three tracts approved for multifamily use. A total of 876 dwelling units were approved by the PUD. The three areas have a total land area of 44.86 acres, which would result in an overall density of 19.5 units per acre. The subject tract is 16.68 acres in size and the applicant is requesting 296 units or 17.7 units per acre, which is below the average density approved.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan for PUD #159, subject to the Site Plan submitted and subject to the following conditions:

- (1) That the total lot area shall not be less than 16.68 acres.
- (2) That the maximum number of units shall not exceed 296.
- (3) That the minimum parking shall not be less than 521 spaces.
- (4) That signage shall meet the requirements of Section 420.2 (d) (2) of the Tulsa Zoning Code.
- (5) That RM-1 Bulk and Area requirements shall apply unless otherwise specified in the Plan.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Higgins, Hinkle, Inhofe, Kempe, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Draughon, Gardner, Miller, C. Young, "absent") to approve the submitted Site Plan for PUD #159, subject to the conditions set out in the Staff Recommendation.

There being no further business, the Chair adjourned the Meeting at 2:10 p.m.

Date Approved

July 6, 1983

R. J. Kelly  
Chairman

ATTEST:

Marilyn Hinkle  
Secretary

