

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1495
Wednesday, February 22, 1984, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Beckstrom, 2nd Vice-Chairman Connery Draughon Flick Hinkle, Secretary Kempe, 1st Vice Chairman Rice Woodard C. Young, Chairman	Higgins Inhofe	Compton Gardner Lasker Martin	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, February 21, 1984, at 11:42 a.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Connery, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Flick, Higgins, Inhofe, "absent") to approve the Minutes of February 8, 1984 (No. 1493).

REPORTS:

Committee Reports: Chairman Young informed that he would have the new Rules and Regulations and Comprehensive Plan Steering Committee appointments typed and ready to hand out for the next meeting.

Director's Report: Mr. Jerry Lasker advised that the budget and work programs are being submitted for next year so if the Commission members have any ideas they need to be advised so they might be included in the work program for the next year.

CONTINUED ZONING PUBLIC HEARING:

Application No. PUD 353

Present Zoning: IL & RM-2

Applicant: Hale (Goodwin)

Location: SE corner of 51st Street and Mingo Road

Date of Application: December 15, 1983

Date of Hearing: February 22, 1984

Size of Tract: 14.9 acres

Presentation to TMAPC by: Larry Kester

Address: 4960 South Garnett Road

Phone: 665-0130

Staff Recommendation:

The subject tract is 14.9 (Gross) acres in size and located at the south-east corner of 51st Street and South Mingo Road. It is vacant and has a companion zoning application for IL underlying zoning.

The Staff has reviewed the applicant's Outline Development Plan and find the proposal to be: (a) consistent with the Comprehensive Plan; (b) in harmony with the existing and expected development of the area; (c) a unified treatment of the development possibilities of the site; and (d) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #353, subject to the following conditions:

(1) That the applicant's Outline Development Plan be made a condition of approval.

(2) Development Standards:

Land Area (Gross):	14.9 acres
Permitted Uses:	Use Units 2, 12, 13, & 14, and uses permitted by right in IL District, except Use Unit 21.
Maximum Building Area:	179,870 sq. ft.
Maximum Building Coverage:	30.6%
Maximum Building Height:	35 feet/2 stories
Minimum Building Setbacks:	
From Centerline Mingo Road:	100 feet
From Centerline 51st Street:	100 feet
From East Boundary Line:	30 feet
From South Boundary Line:	30 feet
Minimum Off-Street Parking:	1 space/225 sq. ft. of office or retail floor area and, 1 space/5000 sq. ft. of warehouse or storage floor area.

(3) That signs shall be per 1130.2 (b) of the Zoning Code as well as the following:

2.22.84:1495(2)

PUD #353 (continued)

Ground Signs--shall be limited to a total display surface area of 605 sq. ft. One sign shall have no greater than 40 feet of height and 300 sq. ft. of display surface area, and seven signs shall have no greater than 15 feet of height and an accumulative display surface area of 305 sq. ft.

All signs shall be approved by the TMAPC prior to installation.

- (4) That a Detail Landscape Plan shall be approved by the TMAPC and installed prior to occupancy.
- (5) That a Detail Site Plan be approved by the TMAPC prior to the issuance of a Building Permit.
- (6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and submitted to and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

There was some discussion concerning the use units which are permitted in the PUD and the Staff felt that there had been a mistake because Use Unit 2 was included in the list.

Mr. Larry Kester was present and stated he was in concurrence with the Staff Recommendation. He advised that Use Unit 2 was a part of the application to allow a post office. The Staff was in support of allowing the post office request but did not want to approve all uses within Use Unit 2.

Mr. Robert Gardner, 9716 East 51st Street, was present and was in support of the Staff Recommendation.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development, subject to the conditions set out in the Staff Recommendation and limiting the permitted use in Use Unit 2 to post office use:

A part of the W/2 of the NW/4 of the NW/4 of Section 31, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows, to wit: Commencing at the Northwest corner of Section 31, T-19-N, R-14-E, Tulsa County, State of Oklahoma; thence North 89°-57'-57" East along the North line of Section 31 a distance of 250.00 feet to a point; thence South 0°-08'-45" East a distance of 50.00 feet to the point of beginning; thence North 89°-57'-57" East and parallel with the North line of Section 31 a distance of 456.17 feet to a point; Said point being the Northwest corner of Lot 1, Block 1, of Blocks 1 through 5, Tulsa Southeast

PUD #353 (continued)

Industrial District, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence South $0^{\circ}-04'-46''$ East a distance of 958.60 feet to a point; thence South $89^{\circ}-58'-27''$ West a distance of 655.06 feet to a point; Said point being the Northwest corner of Lot 16, Block 1 of Said Addition; thence North $0^{\circ}-08'-45''$ West and 50 feet perpendicularly distant from and parallel with, the West line of Section 31, a distance of 758.51 feet to a point; thence North $89^{\circ}-57'-57''$ East a distance of 200.00 feet to a point; thence North $0^{\circ}-08'-45''$ West a distance of 200.00 feet to the point of beginning and containing 13.51 acres, more or less, or 588,438.97 square feet.

Application No. Z-5915
Applicant: Latimer (Britton, Cannon)
Location: 1617 East Apache Street

Present Zoning: RS-3 & AG
Proposed Zoning: IL and FD

Date of Application: December 13, 1983
Date of Hearing: February 22, 1984
Size of Tract: 26.38 acres

Presentation to TMAPC by: Robert Copeland
Address: 341 East Apache Street

Phone: 428-2516

Relationship to the Comprehensive Plan: Z-5915

The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Public, Development Sensitive and a potential for Corridor.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested IL District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 26.38 acres in size and located north and west of the northwest corner of Apache Street and North Utica Avenue. It is partially wooded, gently sloping, contains one single-family dwelling and zoned RS-3/AG.

Surrounding Area Analysis -- The tract is abutted on the north by vacant land proposed for the future Gilcrease Expressway zoned AG, on the east by vacant land and a single-family neighborhood zoned AG, RD and RS-3, on the south by American Beauty Products zoned AG and IL, and on the west by a single-family neighborhood zoned RS-3.

Zoning and BOA Historical Summary -- Actions taken on the tract have established the interior portion of the tract to be no greater than low intensity residential.

Conclusion -- The subject tract is mostly interior in location, in fact, it extends over 1/3rd mile into the interior of the residential subdistrict identified by the Development Guidelines. It is mostly surrounded by low intensity residential and associated uses. There are several scattered commercial or industrial uses fronting onto Apache Street, between Peoria and Lewis Avenues, but none of these uses support the requested IL on the entire tract. Any medium intensity use and the truck traffic associated with such use is totally inappropriate on the northern portion of this tract since it would have a detrimental influence on the neighborhood and its ability to upgrade.

In addition, there are several significant physical features that affect this tract. First, future plans call for the Gilcrease Expressway to run along the northern boundary of the tract which will completely isolate it from any access to the north. Secondly, the northeast corner of the tract is elevated much higher than the balance of the property. Thirdly, Dirty Butter Creek divides the tract into two separate areas. This division is significant enough to eliminate access to the northwest portion of the tract from the east. This would require that the northern portion be

Z-5915 (continued)

serviced by the extension of Utica Avenue or other east-west residential streets. Finally, this physical separation between the northeast part of the tract and the southwest part is further reinforced by the fact that a designated floodway exists along Dirty Butter Creek with floodplains extending to either side. Because of these physical separations, the Staff reviewed each subsection separately.

Northeast Tract: The northeast tract has no direct access to Apache Street. It has no access to the west or north because of the creek and expressway. It is completely surrounded by residential uses and located within the interior of a subdistrict designated by the Development Guidelines and Comprehensive Plan for low intensity uses. Finally, there are no land uses or zoning patterns located in the surrounding area to support medium intensity zoning on the interior. Therefore, the Staff would recommend DENIAL of any medium intensity zoning on this portion of the subject tract.

Southwest Tract: The southwest tract is also designated for low intensity uses by the Comprehensive Plan, however, the physical and land use features on this portion are different. It has direct access to Apache St. It is abutted on two sides by medium intensity zoning and land uses. It is buffered from the low intensity uses to the northeast by slopes, a creek and a large floodway. The tract is abutted on the west by residential uses, however, this is a back-up lot orientation. The back-up lot orientation, the screening fence and the setback requirements of the Zoning Code will provide for adequate buffer. Also, access to 27th Street should not be allowed. Therefore, the Staff recommends APPROVAL of the requested IL zoning on that portion of the tract west of the creek and south of 27th Street (5 feet south of 27th Street to permit access).

The Staff also recommends APPROVAL of FD on that portion of the tract determined to be floodway.

Applicant's Comments:

Mr. Robert B. Copeland, attorney representing the applicant, was present and advised that this zoning matter was continued to allow the property to be readvertised for IL zoning rather than CG as was first proposed. Although a large portion of the property is located within the floodway the applicant is requesting that the whole 26 acres be rezoned IL to assure that the property can be developed as proposed. Mr. Copeland advised that the property owners in the area will be protected because the plan must meet with the City Engineering Department requirements.

Commissioner Kempe questioned the amount of area designated to be within the floodway. Mr. Gardner showed a flood insurance map of the property and anything less than that will have to receive City Commission approval and FIA approval. If channel improvements were made and specific modifications to the creek were accomplished there would be less land designated to be in the floodway.

Mr. Robert Collins, executive administrative assistant with American Beauty Products, stated that since the last hearing there has been much discussion concerning this property, and it was further determined that the development of the land as residential was financially unfeasible. It was then decided that the IL zoning application should be made in order to protect the residents in the area from an undesirable business

Z-5915 (continued)

being located on the subject tract and that it would limit the use to light industrial manufacturing and/or storage.

Since the last hearing the applicant has hired Sisemore-Sack-Sisemore Engineering Company to do preliminary study of the land for the best location of a retention pond. The project, as proposed, will require approximately 2½ acres for an appropriate retention pond. He requested that the entire piece of property be rezoned IL to allow the whole community to be benefited by this expansion which has long been needed on the north side of Tulsa.

Protestants: None.

TMAPC Action: 9 members present.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL, less and except that portion determined to be FD:

LEGAL PER NOTICE

The SE/4 of the NE/4 of the SW/4 and the NE/4 of the SE/4 of the SW/4 and the SE/4 of the SE/4 of the SW/4, less the South 350' of the East 450' of Section 19, Township 20 North, Range 13 East, containing 26.38 acres, Tulsa County, Oklahoma.

LEGAL PER PLANNING COMMISSION ACTION

To be determined by the applicant and City Engineering Department.

Z-5913 Norman (Crews & MacNaughton) West side of River Road (South Delaware Avenue) approximately ½ mile south of East 101st Street
AG to RM-T

Mr. Norman advised this zoning application was continued previously. The subject property is located immediately adjacent to the Philcrest Hills Tennis Club, and Mr. Roy Johnsen is a member there and is the attorney representing the club. The club and applicant are in the process of discussing some problems of access. The two parties jointly are requesting that this zoning case be continued for 2 weeks to allow further discussion of the proposed access.

On MOTION of WOODARD, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Flick, Higgins, Inhofe, "absent") to continue consideration of Z-5913 until Wednesday, March 7, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No. Z-5924
Applicant: Halstead
Location: 10749 East 61st Street

Present Zoning: RS-3
Proposed Zoning: IL, FD

Date of Application: December 30, 1983
Date of Hearing: February 22, 1984
Size of Tract: 2.2 acres, more or less

Presentation to TMAPC by: Charles Halstead
Address: 10749 East 61st Street

Phone: 252-4064

Relationship to the Comprehensive Plan: Z-5924

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District 1 -- Industrial Use encouraged.

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 2.2 acres, more or less, in size and located east of the northeast corner of 61st Street and 107th East Avenue. It is partially wooded, gently sloping, contains a single-family dwelling and detached accessory building and is zoned AG (Agriculture).

Surrounding Area Analysis -- The tract is abutted on the north by a single-family dwelling on a large lot zoned AG, on the east by similar single-family dwellings on large lots zoned AG, on the south by mostly vacant property zoned AG, and on the west by scattered single-family dwellings and commercial uses zoned AG and IL.

Zoning and BOA Historical Summary -- Several zoning applications have been approved in the area to allow IL zoning.

Conclusion -- The area surrounding the subject tract and located between Garnett Road & proposed Mingo Valley Expressway and located north of 61st Street is under transition from AG zoning to IL zoning. Our concern is that an orderly transition take place and that existing single-family dwellings not be isolated between industrial uses. However, the existing zoning patterns in the area reflect that all IL Districts are not contiguous. Therefore, the Staff recommends APPROVAL of IL zoning, except any portion found to be within the floodway.

Applicant's Comments:

The applicant was present but had no comments.

Protestants: None.

Interested Party: Mildred Allen Address: 5847 South Joplin Avenue

TMAPC Action: 9 members present.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young,

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"aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL, less and except any portion determined to be in a floodway.

LEGAL PER NOTICE

Lot 14, Block 1, Golden Valley Addition to the City of Tulsa,
Tulsa County, State of Oklahoma.

LEGAL PER PLANNING COMMISSION ACTION

To be determined by the applicant and City Engineering Department.

Z-5925 Jackson (Taylor) North of the NW corner of 46th Street North and
Frankfort Avenue (RS-3 to OL)

The applicant was not present, and the Staff Recommendation was for denial so Chairman Young asked what the Commission wished to do concerning this zoning matter.

On MOTION of RICE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to continue consideration of Z-5925 until Wednesday, March 7, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5926
Applicant: Thurman, O. A., John F., Jack E.
Location: 193rd East Avenue and Admiral Place

Present Zoning: CS
Proposed Zoning: IL

Date of Application: January 9, 1984
Date of Hearing: February 22, 1984
Size of Tract: 3.9 acres

Presentation to TMAPC by: Jack Thurman
Address: 19123 East Admiral Place, Catoosa, Oklahoma 74015 Phone: 266-1111

Relationship to the Comprehensive Plan: Z-5926

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District -- Industrial.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested IL District is in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 3.9 acres in size and located west of the northwest corner of Admiral Place and 193rd East Avenue. It is non-wooded, flat, contains a recreational vehicle sales and service facility and is zoned CS.

Surrounding Area Analysis -- The tract is abutted on the north by Interstate Highway #44, on the east by an accessory building on a large tract of ground zoned IL, on the south by an existing shopping center zoned CS, and on the west by a bar zoned CS.

Zoning and BOA Historical Summary -- Recent TMAPC action has allowed medium intensity zonings including IL in the area.

Conclusion -- The property is located north of Admiral Place, south of the expressway and west of 193rd East Avenue. It is presently in transition from low intensity to medium intensity (Light Industrial).

Based on the Comprehensive Plan and existing zoning and development patterns in the area, the Staff recommends APPROVAL of the requested IL zoning.

Applicant's Comments:

Mr. Thurman was present but had no comments.

Protestants: None.

TMAPC Action: 9 members present.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL:

Beginning 330' West and 40' North of the Southeast corner of Lot 1; thence North 407.7'; thence Northwest on Bypass 344.9'; thence

Z-5926 (continued)

South 514.2'; thence East 330.8' to Point of Beginning, Section 1,
Township 19 North, Range 14 East, Thurman Addition to the City of
Tulsa, Oklahoma.



Application No. PUD 282-A Present Zoning: CS
Applicant: Norman (Kensington Co.)
Location: SW corner of E. 71st Street and South Lewis Avenue

Date of Application: January 11, 1984
Date of Hearing: February 22, 1984
Size of Tract: 2 acres ±

Presentation to TMAPC by: Charles Norman
Address: 909 Kennedy Building Phone: 583-7571

Staff Recommendation: PUD #282-A

The subject PUD is a request to locate a small car rental structure just south of the southeast corner of South Wheeling Avenue and 71st Street within the parking lot of the Kensington Shopping Center. The use is a Use Unit 17 and was not an approved use under the original PUD which allowed only those uses permitted by right in a CS District.

The Staff has reviewed the Outline Development Plan submitted and can support the request as being an accessory use to the hotel as long as the structure itself appears to be accessory, i.e., small in size, small sign, permanent design, architectural character consistent with the principal structure. The plans submitted indicate that they will meet these requirements except showing that the structure appears to be permanent. The Staff recommends that a landscaped planting area having a minimum width of 4 feet be placed around the structure, except at the entry.

Based upon the above review and recommended revisions to the Site Plan, the Staff finds the proposal to be: (a) consistent with the Comprehensive Plan, (b) in harmony with the existing and expected development of the area, (c) a unified treatment of the development possibilities of the site, and (d) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #282-A, subject to the following conditions:

(1) That the applicant's Outline Development Plan be made a condition of approval per amendments required.

(2) Development Standards:

Land Area:	NA
Permitted Uses:	Car Rental Office
Maximum Floor Area:	170 square feet
Maximum Building Height:	12 feet
Minimum Landscaped Open Space:	210 square feet
Minimum Off-Street Parking:	7 spaces total located within 150 feet of the structure. 5 spaces for rental cars, 2 for employees

PUD #282-A (continued):

Building Setbacks:	Maximum	Minimum
From Centerline of 71st St.:	400 feet	200 feet
From Centerline of Wheeling:	150 feet	75 feet

- (3) That signs shall be limited to two wall mounted signs as shown on plans, each sign having a maximum display surface area of 12 square feet and illumination, if any, shall be by constant light.
- (4) That the presented plans be considered the Detail Site Plan, however, a Detail Landscape Plan shall be approved by the TMAPC prior to occupancy, including a 4-foot in width landscaped area on all sides of the structure, except at the entry.
- (5) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and submitted to and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Charles Norman stated that the purpose of this application is to add 170 square feet to the 980,000 square feet being constructed at the Kensington Mall and the Sheridan Kensington Hotel. He was in concurrence with the Staff Recommendation and requested an early transmittal of the minutes to the City Commission because the applicant wants to open this part of the facility as part of the opening of the shopping center.

Protestants: None.

TMAPC Action: 9 members present.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development, subject to the conditions set out in the Staff Recommendation, and approval of early transmittal to the City Commission:

The North 300' of the West 300' of Block Six, Kensington, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, less and except Lot One, Block One Kensington Fashion Center, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma to the recorded plat thereof.

Application No. Z-5928 Present Zoning: AG, OM, FD
Applicant: Johnsen (Larkin) Proposed Zoning: OM and FD
Location: NW corner of 96th Street and Delaware Avenue

Date of Application: January 11, 1984
Date of Hearing: February 22, 1984
Size of Tract: 10 acres

Presentation to TMAPC by: Roy Johnsen
Address: 324 Main Mall Phone: 585-5641

Relationship to the Comprehensive Plan: Z-5928

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- Office and the southeast corner Development Sensitive.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested OM District is in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 10 acres in size and located at the southwest corner of 96th Street and Delaware Avenue. It is wooded, gently sloping, contains an office building and is zoned a combination of AG, OM and FD.

Surrounding Area Analysis -- The tract is abutted on the north by the Jenks bridge and soccer fields zoned AG, on the east by the Grupe Development zoned a combination of RM-1, RS-3, and PUD, on the south by a single-family dwelling zoned AG, and on the west by the Arkansas River.

Zoning and BOA Historical Summary -- Past zoning actions have allowed OM on the subject tract, except for that area to be determined to be in the Floodway.

Conclusion -- Because of the Grupe Development east of the subject tract and the drainage improvements that has occurred, the Floodway on the subject tract has been reduced to none or a very small amount. Because of this, the applicant is now requesting the remainder of the tract be zoned OM. It is consistent with the plan and will be compatible with the proposed Grupe Development. Therefore, the Staff recommends APPROVAL of OM. We would note that the Drainage Report indicates there is no Floodway on the tract; however, there may be some small ditches that might still require FD zoning. If this is true, we would recommend those be determined and be zoned FD.

Applicant's Comments:

Mr. Roy Johnsen stated he was in concurrence with the Staff Recommendation. He advised that the drainage plan will be reviewed by the City Engineer's office and felt that OM zoning would be appropriate subject to the appropriate delineation of the FD.

Protestants: None.

TMAPC Action: 9 members present.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connerv. Draughon. Flick. Hinkle. Kempe, Rice, Woodard, C. Young, "aye";

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no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM, less and except any property determined to be in the floodplain:

LEGAL PER NOTICE

Lot 1, Block 1, Riverwood Park, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

LEGAL PER PLANNING COMMISSION ACTION

To be determined by the applicant and City Engineering Department.

Application No. Z-5620-SP-3 Present Zoning: CO
Applicant: Carr (Swab-Fox Corp.)
Location: SE corner of U. S. Highway #64 (Memorial Drive and 91st Street)

Date of Application: January 11, 1984
Date of Hearing: February 22, 1984
Size of Tract: .69 acre

Presentation to TMAPC by: Steve Carr Phone: 494-9800
Address: 5110 South Yale Avenue

Staff Recommendation - Detail Site Plan Review

The subject tract is located at the SE corner of 91st Street and South Memorial Drive. It is approximately .69 acre in size, vacant, and zoned CO. The applicant is now requesting Site Plan review.

The applicant has submitted a Text and Site Plan which the Staff has reviewed and find the proposal to be: (a) consistent with the Comprehensive Plan; (b) in harmony with the existing and expected development of the area; (c) a unified treatment of the development possibilities of the site; (d) designed in a manner that provides proper accessibility, circulation, and functional relationship of uses; and (e) consistent with stated purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan and Text, subject to the following conditions:

- (1) That the applicant's Plans and Text be made conditions of approval.
- (2) Development Standards:

Land Area: .69 acre
Permitted Uses: Automotive service station and food mart facilities with a separate car wash and storage facility.

Maximum Floor Area:

Service Area/Food Mart: 1,062 sq. ft.
Car Wash/Storage: 1,335 sq. ft.

Maximum Building and Canopy Coverage: 20.3%
Maximum Building Height: 15 feet
Maximum Canopy Height: 20 feet

Minimum Building Setbacks:

From Centerline of Memorial: 110 feet
From Centerline of 91st Street: 120 feet
From East Property Line: 10 feet
From South Property Line: 60 feet

Minimum Off-Street Parking: 3 spaces

- (3) That Signs will be as follows:
 - (a) Two identification signs will be provided, one 8' x 10' trademark sign located at the SW corner of the site and one 8' x 10' trademark sign located at the NE corner of

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the site. Both signs will be a maximum of 30 feet in height.

- (b) Canopy signs will be provided along the south, east and north sides of the canopy as depicted on the Site Plan.
- (4) That Landscaping as depicted in the Text and on the Site Plan shall be installed prior to operations.
- (5) That no Building Permit shall be issued until the property has been included within a subdivision plat approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the CO conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

The applicant was present but had no comments.

Protestants: None.

TMAPC Action: 9 members present.

On MOTION of RICE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Corridor Detail Site Plan, subject to the conditions set out in the Staff Recommendation:

A part of the NW/4 of the NW/4 of the NW/4 of Section 24, Township 18 North, Range 13 East, Tulsa County, State of Oklahoma, being more particularly described as follows to wit:

Commencing at the NW corner of Section 24, T-18-N, R-13-E., Said point being the centerline intersection of South Memorial Drive and East 91st Street South; thence Due South along said centerline and the West line of Section 24 a distance of 89.61'; thence Due East perpendicular to the West line of Section 24, a distance of 60.00' to the POINT OF BEGINNING; thence North 44°-48'-52" East a distance of 42.56' to a point on the South Right-of-Way line of East 91st Street South, Said point being 89.61' East and 60.00' South of the NW corner of Section 24; thence North 89°-37'-44" East along the South Right-of-Way line of East 91st Street South a distance of 145.00'; thence Due South, parallel to the West line of Section 24, a distance of 175.00'; thence South 89°-37'-44" West parallel to the North line of Section 24, a distance of 175.00' to a point on the East Right-of-Way line of South Memorial Drive, Said point being 234.61' South and 60.00' East of the NW corner of Section 24; thence Due North along the East Right-of-Way line of South Memorial Drive a distance of 145.00' to the POINT OF BEGINNING and Containing 30,174.38 square feet, or 0.6927 acre, more or less.

Application No. Z-5929 & PUD #355

Present Zoning: RD, RS-3, CS

Applicant: Johnsen (Famco)

Proposed Zoning: OM

Location: NW corner of 91st Street and Yale Avenue

Date of Application: January 11, 1984

Date of Hearing: February 22, 1984

Size of Tract: 4.59 acres--zoning 10.27 acres--PUD

Presentation to TMAPC by: Roy Johnsen

Address: 324 Main Mall

Phone: 585-5641

Relationship to the Comprehensive Plan: Z-5929

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

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested OM District is in accordance with the Plan Map designation of Medium Intensity and is not in accordance with the Low Intensity designation.

Staff Recommendation: Z-5929

Site Analysis -- The subject tract is approximately 4.59 acres in size and located north and west of the northwest corner of 91st Street and South Yale Avenue. It is partially wooded, sloping, contains one single-family dwelling and several accessory buildings and zoned RD and RS-3.

Surrounding Area Analysis -- The tract is abutted on the north by several single-family dwellings zoned RS-3, on the east by vacant land zoned CS, on the south by vacant land and a developing multifamily project zoned CS/RM-2/RM-0/PUD, on the west by two single-family dwellings and vacant land zoned RS-3.

Zoning and BOA Historical Summary -- Past zoning actions have established a medium intensity node with an OL buffer on the north and a low intensity multifamily buffer on the west.

Conclusion -- The subject tract actually consists of four separate lots. On the two lots abutting the existing CS zoning on the west and northwest the Staff cannot support a nonresidential zoning classification. This is based upon the existing zoning patterns and land uses in the abutting area north and west of the tract (RM-1, RD and RS-3).

The lot in the northeast corner of the tract is abutted on three sides by medium intensity zoning and on the fourth side by a lot the Staff feels would be appropriate for OL zoning. It is also within the 660-foot medium intensity node and deserving of consideration for medium intensity zoning. The Staff can support OM zoning on this lot.

The final lot along the north side is in a typical buffer location. It is inbetween medium intensity zoning classifications on the south and east and low intensity classifications on the north and west. Since a precedent for the OL buffer is established in this area, the Staff can support OL on this lot.

Z-5929 & PUD #355 (continued)

Therefore, the Staff recommends APPROVAL of OM on the 305' x 132' north-east lot, APPROVAL of OL on the 198' x 100' northern lot and DENIAL on the remaining two lots.

Staff Recommendation: PUD #355

The subject PUD is located at the northwest corner of 91st Street and South Yale Avenue. It is 10.27 acres (gross) in size and contains mostly vacant land and three single-family structures. The applicant is requesting PUD supplemental zoning to build an office park within the RS-3, OL, OM and CS underlying zoning.

The Staff reviewed the applicant's initial Outline Development Plan and found that adequate buffering had not been provided along the west and northwest boundaries of the proposal. The applicant revised and modified the original site plan and submitted a new site plan that the Staff can support as being: (a) consistent with the Comprehensive Plan, (b) in harmony with the existing and expected development of the area, (c) a unified treatment of the development possibilities of the site, and (d) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #355, subject to the following conditions:

- (1) That the applicant's Outline Development Plan and revised Site Plan be made a condition of approval.
- (2) Development Standards:

Land Area (Gross):	10.27 acres
(Net):	9.05 acres

Permitted Uses: As permitted by right within an OM District and a restaurant, and other commercial uses provided they are located within a principal office building.

Maximum Floor Area: 160,100 square feet*

Maximum Number of Stories: 5 stories

Maximum Building Height: 75 feet

Minimum Principal Building Setbacks:

From Centerline of Yale:	130 feet
From Centerline of 91st Street:	150 feet
From Centerline of 89th:	150 feet
From West Boundary:	200 feet

Parking Ratio

Office Use:	1 space per 300 sq. ft. of floor area
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Restaurant & Other Commercial Uses:	1 space per 225 sq. ft. of floor area
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Minimum Landscaped Open Space: 30% of net area

Other Bulk and Area Requirements: As required within an OM District

*Includes 14,000 square feet for the restaurant and all accessory commercial facilities located within a principal office building.

- (3) That signs accessory to the principal uses shall comply with the restrictions of the Planned Unit Development Ordinance and the following additional restrictions:

Ground Signs:

Ground signs shall be limited to one (1) monument sign identifying the project located at each arterial street entrance to the project, and three (3) monument signs identifying tenants to be located along the arterial street frontages. A project identification sign shall not exceed 12 feet in height and shall not exceed a display surface area of 100 square feet. A tenant sign shall not exceed 8 feet in height and shall not exceed a display surface area of 72 square feet.

Wall or Canopy Signs:

The aggregate display surface area of wall or canopy signs shall be limited to one (1) square-foot of display surface area for each lineal foot of the building wall to which the sign or signs are affixed.

- (4) That a Detail Site Plan be approved by the TMAPC prior to issuance of a building permit.
- (5) That a Detail Landscape Plan be approved by the TMAPC and installed prior to occupancy, including a 6-foot high wood screening fence along the total west boundary line and the south boundary line of the "out-tract" located at the northwest corner of the proposal and 3 foot high berming and landscape screening along the north boundary line as shown on the plans submitted.
- (6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and submitted to and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Roy Johnsen was the attorney representing Famco of Tulsa, Inc., who is the record owner of the subject property. In looking at the underlying zoning the bulk of the site is zoned CS, and the Staff has recommended additional OL and OM in the northeast portion of the site finding that the proposed rezoning would be consistent with the Development Guidelines. The zoning patterns which have been recommended would be within and less than contemplated by a typical node zoning. When the application was filed all of the RS-3 and RD zonings were applied for rezoning to an office category, but the recommendation of the Staff regarding additional OM and OL is acceptable.

Z-5929 and PUD #355 (continued)

The PUD involves approximately 10¼ acres, and an office park is being proposed for the subject property. Mr. Johnsen proceeded to explain the site plan of the proposed development to the Commission. What is proposed is a three building office park with a central courtyard and open space area. The corner of the subject property is under separate ownership, therefore, the applicant does not have control of it and is not within the PUD application although it is zoned CS.

In early review with the Staff there was concern expressed with the west and north boundaries in relationship to some of the residential uses which exist north and west. There is landscaping proposed along the west boundary which is substantial. The overall landscaping of the project equals thirty percent of the net. There was a redesigning of landscaping along the north boundary at the request of the Staff to allow for a significant amount of screening including berming along the north boundary from the point of access west.

Mr. Johnsen stated he was in concurrence with the Staff Recommendation concerning the requirements which must be met in the PUD. He wished to discuss the landscape screening requirement for the project. The applicant's landscape architect studied in some detail the developments landscape screening needs on the west boundary, and it was felt that there was a significant amount of landscaping as proposed, however, the Staff suggested that there also be a screening fence erected along the west boundary. If the interested parties and the Commission is persuaded that a screening fence is needed along the west boundary the applicant will so do, but it was felt that the proposed amount of landscaping would provide for the screening needed.

<u>Protestants:</u> Ann Donovan	Addresses: 4625 East 91st Street
Sandy Vaughn	4646 East 89th Street

Protestant's Comments:

Mrs. Donovan stated that she has Hunter Jumper horses and a barn located right next to the proposed development and requested that the screening fence be erected on the property as recommended by the Staff. She would like to be assured that her existing fence will not be torn down as it has been in the past. She also inquired as to the points of access into the property and Chairman Young advised that there are two points of access on 91st Street, one on Yale Avenue, and one to the north on 89th Street. Mrs. Donovan advised that her main concern was that there be some kind of buffering provided between her property and the subject tract.

Mrs. Vaughn stated her property is located northwest of the subject property and requested that the screening fence and shrubbery be erected.

<u>Interested Party:</u> Ruth Cravens	Address: 8738 South Winston Avenue
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Interested Party's Comments:

Mrs. Cravens stated the subject property is located on the north side of her property and expressed her support of the application and the adequacy of the landscaping as proposed.

Applicant's Rebuttal:

Mr. Johnsen advised if the Commission feels an appropriate condition of the PUD is to erect a screening fence the applicant would comply with that desire. He suggested that the applicant might be allowed to present

Z-5929 and PUD #355 (continued)

the final landscaping plan without the hard fast rules applied and then the Staff and the Commission could determine if a screening fence is needed.

TMAPC Action: 9 members present.

On MOTION of FLICK, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM and OL:

LEGAL PER NOTICE: Z-5929

A tract of land located in the SW/4 of the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of the SE/4 of Section 16, T-18-N, R-13-E; thence Due West along the South line of Said Section 16, a distance of 661.16 feet to the Southeast corner of the SW/4 of the SE/4 of the SE/4 and to the POINT OF BEGINNING; thence Due West, along Said South line a distance of 165.29 feet; thence North 0°-03'-21" East a distance of 495.00 feet; thence Due East a distance of 165.25 feet to a point on the East line of the SW/4 of the SE/4 of the SE/4 of Section 16; thence South 0°-03'-05" West, along Said East line, a distance of 495.00 feet to the POINT OF BEGINNING and containing 81,807 square feet or 1.8780 acres, more or less; AND

a tract of land located in the SE/4 of the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of Said Section 16; thence North 0°-01'-59" East along the East line of Said Section 16, a distance of 329.44 feet to the POINT OF BEGINNING; thence North 89°-58'-45" West a distance of 132.00 feet; thence North 0°-01'-59" East a distance of 330.00 feet to a point on the North line of the SE/4 of the SE/4 of the SE/4; thence South 89°-58'-45" East along said North line, a distance of 132.00 feet to the Northeast corner of the SE/4 of the SE/4 of the SE/4; thence South 0°-01'-59" West, along the East line of Said Section 16, a distance of 330.00 feet to the POINT OF BEGINNING and containing 43,560 square feet or 1.0000 acres, more or less; AND

a tract of land located in the SE/4 of the SE/4 of the SE/4 of Section 16, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of Said Section 16; thence North 0°-01'-59" East along the East line of Said Section 16, a distance of 659.44 feet to the Northeast corner of the SE/4 of the SE/4 of the SE/4; thence North 89°-58'-45" West along the North line of the

SE/4 of the SE/4 of the SE/4, a distance of 330.48 feet to the Northeast corner of the W/2 of the SE/4 of the SE/4 of the SE/4 of Said Section 16 and the POINT OF BEGINNING; thence South $0^{\circ}-02'-32''$ West, along the East line of the W/2 of the SE/4 of the SE/4 of the SE/4, a distance of 164.68 feet; thence North $89^{\circ}-58'-45''$ West a distance of 330.50 feet to a point on the West line of the SE/4 of the SE/4 of the SE/4, 4,495.00 feet North of the Southwest corner thereof; thence North $0^{\circ}-03'-05''$ East, along the West line of the SE/4 of the SE/4 of the SE/4, a distance of 164.68 feet to the Northwest corner of the SE/4 of the SE/4 of the SE/4; thence South $89^{\circ}-58'-45''$ East, along the North line of the SE/4 of the SE/4 of the SE/4, a distance of 330.48 feet to the POINT OF BEGINNING and containing 54,425 square feet or 1.2494 acres, more or less; AND

a tract of land located in the SE/4 of the SE/4 of the SE/4 of Section 16, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of Said Section 16; thence North $0^{\circ}-01'-59''$ East, along the East line of Said Section 16, a distance of 659.44 feet to the Northeast corner of the SE/4 of the SE/4 of the SE/4; thence North $89^{\circ}-58'-45''$ West, along the North line of the SE/4 of the SE/4 of the SE/4, a distance of 132.00 feet to the POINT OF BEGINNING; thence South $0^{\circ}-01'-59''$ West a distance of 100.00 feet; thence North $89^{\circ}-58'-45''$ West a distance of 198.49 feet to a point on the West line of the E/2 of the SE/4 of the SE/4 of the SE/4; thence North $0^{\circ}-02'-32''$ East, along said West line a distance of 100.00 feet to the Northwest Corner of the E/2 of the SE/4 of the SE/4 of the SE/4; thence South $89^{\circ}-58'-45''$ East, along the north line of the SE/4 of the SE/4 of the SE/4, a distance of 198.48 feet to the POINT OF BEGINNING and containing 19,848 square feet or 0.4557 acres, more or less.

LEGAL PER PLANNING COMMISSION ACTION: Z-5929

OL:

A tract of land located in the SE/4 of the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of Said Section 16; thence North $0^{\circ}-01'-59''$, East along the East line of Said Section 16, a distance of 659.44 feet to the Northeast corner of the SE/4 of the SE/4 of the SE/4; thence North $89^{\circ}-58'-45''$ West, along the North line of the SE/4 of the SE/4 of the SE/4, a distance of 132.00 feet to the POINT OF BEGINNING; thence South $0^{\circ}-01'-59''$ West a distance of 100.00 feet; thence North $89^{\circ}-58'-45''$ West a distance of 198.49 feet to a point on the West line of the E/2 of the SE/4 of the SE/4 of the SE/4; thence North $0^{\circ}-02'-32''$ East, along Said West line a distance of 100.00 feet to the Northwest corner of the E/2 of the SE/4 of the SE/4 of the SE/4; thence South $89^{\circ}-58'-45''$ East, along the North line of the SE/4 of the SE/4 of the SE/4, a distance of 198.48 feet to the POINT OF BEGINNING and containing 19,848 square feet or 0.4557 acres, more or less.

OM:

A tract of land located in the SE/4 of the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Southeast corner of Said Section 16; thence North $0^{\circ}-01'-59''$ East, along the East line of Said Section 16, a distance of 329.44 feet to the POINT OF BEGINNING; thence North $89^{\circ}-58'-45''$ West a distance of 132.00 feet; thence North $0^{\circ}-01'-59''$ East a distance of 330.00 feet to a point on the North line of the SE/4 of the SE/4 of the SE/4; thence South $89^{\circ}-58'-45''$ East, along Said North line, a distance of 132.00 feet to the Northeast corner of the SE/4 of the SE/4 of the SE/4; thence South $0^{\circ}-01'-59''$ West, along the East line of Said Section 16, a distance of 330.00 feet to the POINT OF BEGINNING and containing 43,560 square feet or 1.0000 acres, more or less.

On MOTION of FLICK, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development #355, subject to the conditions set out in the Staff Recommendation:

LEGAL PER NOTICE: PUD #355

A tract of land located in the S/2 of the SE/4 of the SE/4 of Section 16, Township 18 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to wit: COMMENCING at the Southeast corner of Said Section 16; thence Due West along the South line of Said Section 16, a distance of 235.00 feet to the POINT OF BEGINNING; thence Due West, along the South line of Said Section 16, a distance of 591.45 feet to a point, said point being the Southwest corner of the E/2 of the E/2 of the SW/4 of the SE/4 of the SE/4 of Said Section 16; thence North $0^{\circ}-03'-21''$ East, along the West line of the E/2 of the E/2 of the SW/4 of the SE/4 of the SE/4 a distance of 495.00 feet; thence Due East a distance of 165.25 feet to a point on the West line of the SE/4 of the SE/4 of the SE/4 of Said Section 16; thence North $0^{\circ}-03'-05''$ East along Said West line, a distance of 139.68 feet to a point 25.00 feet South of the Northwest corner of the SE/4 of the SE/4 of the SE/4 of Said Section 16; thence South $89^{\circ}-58'-45''$ East parallel to and 25.00 feet perpendicularly distant from the North line of the SE/4 of the SE/4 of the SE/4 a distance of 660.96 feet to a point on the East line of Said Section 16, 25.00 feet South of the Northeast corner of the SE/4 of the SE/4 of the SE/4 of Said Section 16; thence South $0^{\circ}-01'-59''$ West, along Said East line a distance of 409.44 feet to a point 225.00 feet North of the Southeast corner of Said Section 16; thence Due West a distance of 235.00 feet; thence South $0^{\circ}-01'-59''$ West a distance of 225.00 feet to the POINT OF BEGINNING and containing 448,415.75 square feet or 10.2942 acres, more or less.

Application No. Z-5931
Applicant: Hale (Goodwin/McHal/Tri)
Location: SE corner of 51st Street and Mingo Road

Present Zoning: RM-2
Proposed Zoning: IL

Date of Application: January 23, 1984
Date of Hearing: February 22, 1984
Size of Tract: 11.1 acres

Presentation to TMAPC by: Larry Kester
Address: 4960 South Garnett Road

Phone: 665-0130

Relationship to the Comprehensive Plan: Z-5931

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District I-- Industrial Development encouraged.

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 11.1 acres in size and located on the southeast corner of 51st Street and Mingo Road. It is non-wooded, rolling, vacant and zoned RM-2.

Surrounding Area Analysis -- The tract is abutted on the north by a single-family dwelling zoned RS-2 and a bar zoned IL, on the east by a developed industrial park zoned IL, on the south by a developed industrial park zoned IL, and on the west by vacant property and industrial uses zoned CS and IL.

Zoning and BOA Historical Summary -- Previous rezonings in the past have allowed industrial development east of Mingo Road both north and south of 61st Street.

Conclusion -- Based on the Comprehensive Plan and the existing zoning and development patterns in the area, the Staff recommends APPROVAL of the requested IL zoning.

Applicant's Comments:

Mr. Larry Kester was present and stated he was in agreement with the recommendation made by the Staff.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL:

A part of the NW/4 of the NW/4 of Section 31, Township 19 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to wit:

Z-5931 (continued)

Commencing at the Northwest corner of Section 31, T-19-N, R-14-E, Tulsa County, State of Oklahoma; thence South $0^{\circ}-08'-45''$ East along the West line of Section 31 a distance of 400.00 feet to a point; thence North $89^{\circ}-57'-57''$ East and parallel with the North line of Section 31, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing North $89^{\circ}-57'-57''$ East a distance of 140.00 feet to a point; thence North $0^{\circ}-08'-45''$ West and parallel with the West line of Section 31, a distance of 90.00 feet to a point; thence North $89^{\circ}-57'-57''$ East a distance of 81.11 feet to a point; thence North $0^{\circ}-48'-45''$ West a distance of 60.00 feet to a point; thence North $89^{\circ}-57'-57''$ East and parallel with the North line of Section 31, a distance of 374.83 feet to a point; thence North $0^{\circ}-04'-46''$ West a distance of 200 feet to a point; Said point being 50.00 feet South of the North line of Section 31; thence North $89^{\circ}-57'-57''$ East and parallel with the North line of Section 31, a distance of 60.00 feet to a point, Said point being the Northwest corner of Lot 1, Block 1 of Blocks 1 through 5, Tulsa Southeast Industrial District, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence South $0^{\circ}-04'-46''$ East a distance of 958.60 feet to a point; thence South $89^{\circ}-58'-27''$ West a distance of 655.06 feet to a point, Said point being 50.00 feet East of the West line of Section 31; thence North $0^{\circ}-08'-45''$ West and parallel with the West line of Section 31, a distance of 608.51 feet to the POINT OF BEGINNING and containing 483,363.54 square feet, or 11.0965 acres, more or less.

SUBDIVISIONS:

For Final Approval and Release:

Forest Park South (2783) 107th Street and Sheridan Road (RS-2)

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

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to approve the Final Plat of Forest Park South and release same as having met all conditions of approval.

OTHER BUSINESS:

PUD #128-A-9 (Lot 48, Block 3, Kensington II Addition)

Staff Recommendation -- Minor Amendment:

The request is for a minor amendment to allow a lot-split so an additional 3,995 square feet of property can be attached to Lot 47. Since construction has started, the application has been processed as a major amendment due to recent TMAPC policy.

The subject tract is located on South Trenton Avenue at the intersection of South St. Louis Avenue and 7757 South Trenton Avenue. It is vacant except for an encroachment over the north property line by a detached single-family dwelling. East and south of the tract is an improved drainage channel and to the west similar single-family dwellings.

After review of the site and the original Planned Unit Development, the Staff can see no significant negative impact on the area and find the request to be in substantial compliance with the original PUD. The Staff recommends APPROVAL of the request, subject to the applicant's survey becoming a part of the record of PUD #128-A.

A gentleman was present and advised that the applicant is in concurrence with the Staff Recommendation. The engineers have looked at the remaining portion of Lot 47 and find there to be sufficient space for a large dwelling which would be consistent with the square-footage requirements.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to approve the Minor Amendment to PUD #128-A-9, subject to the applicant's survey becoming a part of the record.

PUD #298 Barbas East of the NE corner of 91st Street and Memorial Drive

Minor Amendment to change side yard requirements from 0' and 10' to 5' and 5'.

The Staff advised that this item needs to be stricken from the agenda. The Chair, without objection, struck consideration of minor amendment to PUD #298 from the agenda.

PUD #349 - Minor Amendment and Detail Site Plan Review:

Staff Recommendation:

The subject tract is located at the NE corner of 37th Street and South Peoria Avenue. It is slightly less than 1-acre in size and approved for a 2-story addition to an existing hardware store.

The Staff has reviewed the PUD conditions and find the Site Plan and Text were approved as submitted; however, a "catch all" condition relating to CS bulk and area requirements was also approved. The Staff failed to enumerate the specific building setbacks (bulk and area) and consequently there is a conflict with the approval action. The proposed building will be set back 3.3 feet from the east property line. The initial proposal showed this setback, and it was not the intention of the Staff to be more restrictive than what was shown on the approved plan, however, the CS bulk and area requirement would require a greater setback.

We, therefore, recommend APPROVAL of a minor amendment to correct the setback requirements from the east property line to the 3.3 foot setback as shown on the initial plan and also on the submitted Detail Site Plan.

Given the above minor modification we find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Land Area (Gross):	42,699 sq. ft.	Same
(Net):	29,224 sq. ft.	Same
Permitted Uses:	As permitted by right in a CS District	Same
Maximum Floor Area:	12,192 sq. ft.	Same
1st Floor Retail Use:	8,512 sq. ft.	Same
2nd Floor Storage Use:	3,680 sq. ft.	Same
Minimum Off-Street Parking:	38 spaces	Same
Building Setback from East Property Line:	3.3 feet	Same
All Other Bulk and Area Requirements:	Per CS District	Same
Signs:	Per CS District	Same

Based upon our review the Staff recommends APPROVAL of the Detail Site Plan, subject to the plans submitted.

In addition, the applicant has submitted the covenants covering the approved conditions of the PUD. The Staff find that this covenant is consistent with the PUD except for the addition of the amendment just recommended, and we would recommend APPROVAL of the covenants, subject to Legal Department review and the addition of the following:

Building Setback from East Property Line: 3.3 feet

PUD #349 (continued)

On MOTION of BECKSTROM, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to approve a minor amendment to correct the setback requirements from the east property line to 3.3 feet as shown on the initial plan, approval of the submitted Detail Site Plan, and approval of the submitted covenants covering the approved conditions of the PUD, subject to the plans submitted, Legal Department review and the addition of the following:

Building Setback from East Property Line: 3.3 feet

PUD #215 (Area "C")

Staff Recommendation -- Minor Amendment:

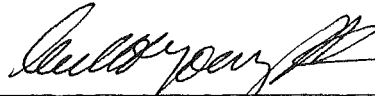
The subject tract is located south and west of the southwest corner of 81st Street and Memorial Drive. It is an approved multi-family project that is under construction. The applicant, in reviewing the filed covenants, discovered a typing error in the legal description of Tract "C" on page two. He is now requesting that the error be changed and new covenants be filed.

The Staff has reviewed the new covenants and find them to be the same as the original covenants approved, except that the tenth line of the legal description of Tract "C" on page two, the figure 8.33 is changed to be 8.32 feet. We can support this as being minor and recommend APPROVAL, subject to the new covenants being approved as to form by the Legal Department and filed of record in the County Clerk's office.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to approve the minor amendment, subject to the new covenants being approved as to form by the Legal Department and filed of record in the County Clerk's office.

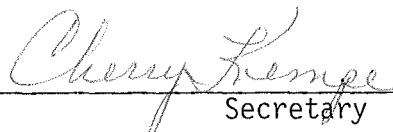
There being no further business, the Chair adjourned the meeting at 2:38 p.m.

Date Approved March 7, 1984



Chairman

ATTEST:



Secretary