

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1518
Wednesday, August 22, 1984, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Connery Draughon Hinkle, Secretary Kempe, 1st Vice- Chairman Paddock Wilson C. Young, Chairman T. Young	Higgins Rice Woodard	Compton Gardner Wiles Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 21, 1984, at 12:00 p.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-1 (Connery, Draughon, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; Paddock, "abstaining"; Higgins, Rice, Woodard, T. Young, "absent") to approve the Minutes of August 8, 1984 (No. 1516).

REPORTS:

Chairman's Report:

Report on Robert Duenner's letter concerning PUD 271.

Mr. Gardner submitted and read a memorandum (Exhibit "A-1") which addressed Mr. Duenner's concerns about PUD #271 (Sheridan Pond).

Chairman C. Young instructed the Staff to send a copy of the memorandum to Mr. Duenner.

Committee Reports:

Comprehensive Plan Committee--Marilyn Hinkle, Chairman of the Comprehensive Plan Steering Committee, informed that the committee met today to discuss amendments to the District 5 Plan. These amendments will be presented at the next TMAPC meeting.

Rules and Regulations Committee--Cherry Kempe, Chairman of the Rules and Regulations Committee, informed that the committee will be meeting Wednesday, August 29, at 12:00 p.m. in Room 213.

Director's Report:

Resolutions Amending District Plan Maps for Districts 2, 5, 9, 16, 17, 18, and 25.

Mr. Gardner informed the map amendments have been approved. The resolutions now need approval and signatures.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the Resolutions Amending the District Plan Maps for Districts 2, 5, 9, 16, 17, 18, and 25, as follows:

RESOLUTION NO: 1518:593

A RESOLUTION
AMENDING THE DISTRICT 2 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 14th day of April, 1976, this Commission, by Resolution No. 1108:423 did adopt the District 2 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 2 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 2 Plan Map as follows:

8.22.84:1518(2)

Resolution No. 1518:593 (continued)

1. Changing the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use, Medium Intensity—No Specific Land Use, Development Sensitive (Floodplain) and Public to Special District, Development Sensitive (Floodplain) and Corridor for a 27-acre tract of land located north of Apache Street, south of proposed Gilcrease Freeway and between Troost and Utica Avenues (Z-5811 and Z-5915).
2. Changing the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use and Corridor to Medium Intensity—No Specific Land Use and Corridor for frontage properties located on either side of Peoria Avenue extending from 100 feet south of 28th Street North, North to the proposed Gilcrease Freeway (Z-5825).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 2 Plan Map, be and is hereby adopted as part of the District 2 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

RESOLUTION NO: 1518:594

A RESOLUTION
AMENDING THE DISTRICT 5 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 21st day of April, 1976, this Commission, by Resolution No. 1109:425 did adopt the District 5 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa,

Resolution No. 1518:594 (continued)

Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma;
and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 5 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 5 Plan Map as follows:

Changing the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use and Development Sensitive (Floodplain) to Medium Intensity—Commercial and Development Sensitive (Floodplain) for 2 acres of property located 300 feet north of the northwest corner of 11th Street and Garnett Road (Z-5883).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 5 Plan Map, be and is hereby adopted as part of the District 5 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

RESOLUTION NO: 1518:595

A RESOLUTION
AMENDING THE DISTRICT 9 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

Resolution No. 1518:595 (continued)

WHEREAS, On the 24th day of November, 1976, this Commission, by Resolution No. 1139:451 did adopt the District 9 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 9 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 9 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use and Low Intensity—Residential to Medium Intensity—No Specific Land Use for Union Avenue frontage properties located on either side of Union Avenue and extending 250 feet north of South 48th Street West (Z-5907).
2. Amending the Comprehensive Plan Map Designation from Low Intensity—Residential to Low Intensity—No Specific Land Use for Union Avenue frontage properties located on the east side of Union Avenue and beginning 250 feet north of South 48th Street West and extending north 400 feet (Z-5907).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 9 Plan Map, be and is hereby adopted as part of the District 9 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

A RESOLUTION
AMENDING THE DISTRICT 16 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 29th day of October, 1975, this Commission, by Resolution No. 1087:406 did adopt the District 16 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 16 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 16 Plan Map as follows:

Amending the Comprehensive Plan Map designation from Low Intensity--Residential to Medium Intensity--Commercial for properties zoned CS Commercial Shopping located east and west of North Sheridan Road and having frontages on Pine Place (Z-5875).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 16 Plan Map, be and is hereby adopted as part of the District 16 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the

Resolution No. 1518:596 (continued)

Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

RESOLUTION NO: 1518:597

A RESOLUTION
AMENDING THE DISTRICT 17 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 28th day of January, 1976, this Commission, by Resolution No. 1097:416 did adopt the District 17 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 17 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 17 Plan Map as follows:

Amending the Comprehensive Plan Map designation from Special District 2 and Low Intensity--No Specific Land Use to Special District 2 and Medium Intensity--No Specific Land Use for property located on the east side of 119th East Avenue, extending 600 feet south of 11th Street and aligning with the Medium Intensity designation to the west (Z-5813).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 17 Plan Map, be and is hereby adopted as part of the District 17 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

Resolution No. 1518:597 (continued)

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

RESOLUTION NO: 1518:598

A RESOLUTION
AMENDING THE DISTRICT 18 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 27th day of August, 1975, this Commission, by Resolution No. 1078:403 did adopt the District 18 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 18 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 18 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from Low Intensity--No Specific Land Use and Corridor to Special District 1 and Corridor (Corridor zoning encouraged) for 61st Street frontage properties, beginning 457 feet east of Mingo Road and extending east to the proposed Mingo Valley Freeway (Z-5853).

Resolution No. 1518:598 (continued)

2. Amending the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use and Corridor to Medium Intensity—No Specific Land Use and Corridor for the Node (467' x 467') located at the southeast corner of 61st Street and Mingo Road (Z-5936).
3. Amending the Comprehensive Plan Map designation from Low Intensity—Residential to Medium Intensity—Office for the South Lewis Avenue frontage properties located between 74th and 75th Streets South and including the northeast corner property at 74th Street and Lewis Avenue currently zoned RS-1 (Z-5942).
4. Amending the Comprehensive Plan Map designation from Low Intensity—No Specific Land Use to Medium Intensity—Office and Low Intensity—No Specific Land Use for property located north and west of the northeast corner of 71st Street and Trenton Avenue (Z-5814).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 18 Plan Map, be and is hereby adopted as part of the District 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

RESOLUTION NO: 1518:599

A RESOLUTION
AMENDING THE DISTRICT 25 PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

Resolution No. 1518:599 (continued)

WHEREAS, On the 18th day of August, 1976, this Commission, by Resolution No. 1125:437 did adopt the District 25 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 22nd day of June, 1984, for the purpose of considering an amendment to the District 25 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of July, 1984, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 25 Plan Map as follows:

Amending the Comprehensive Plan Map designation from Low Intensity—Residential to Development Incentive Area No. 4 for selected interior lots north of 46th Street North, between Cincinnati Place and Frankfort Avenue (Z-5890 and Z-5925).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 25 Plan Map, be and is hereby adopted as part of the District 25 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval; and, thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 22nd day of August, 1984.

SUBDIVISIONS:

Waiver of Plat:

Z-5887 LaBarge Addition (394) 15714 E. Admiral Pl.

(IL)

In reviewing this request the Staff noted a number of discrepancies. First, we have no objection to a waiver of plat on a portion of LaBarge Addition since it is already platted. However, Z-5887 covered a tract of land that runs all the way to 161st E. Ave., and that part is unplatted. That will be recommended for a plat process. (Staff's recommendation for waiver is based on applicant correcting the discrepancies.)

The discrepancies noted by the Staff include the following:

Z-5887 (continued)

- (a) A lot split was filed, #16101 that covered approx. the E. 545' of the N. 603' of LaBarge. (Still pending approval of Health Dept.) The outer boundaries of the plot plan submitted indicate that it is approx. the N. 603' of the W. 407' of the E. 545' of LaBarge.
- (b) The IR/IL zoning line parallels Admiral Place 350' south of the centerline. The IR is not "subject to a plat" but the IL is. If this zoning line is plotted on the site plan submitted, it indicates that the buildings for the Truck Terminal are all in the IL District where it is permitted, but part of the drives and all of the sewage disposal system are in the IR District.
- (c) Access points on the original plat are at the west and east corners of the LaBarge plat. The two new access points shown in the site plan must be approved by Traffic Engineering. If approved by TE a document changing the access must be processed and filed of record.
- (d) Applicant is reminded that IR does not permit Trucking Establishments.
- (e) Applicant is further advised to check all of these discrepancies with the Building Inspector's office, since that office may refuse a permit if there is an over-lapping of uses into the IR/IL Districts. This may require a Board of Adjustment application.

In summary, the applicant should correct these discrepancies by either amending the Lot-Split to fit the plat waiver or vice versa. He should also contact Traffic Engineering regarding the access, and contact the Building Inspector to determine if any other requirements will be made such as a Board of Adjustment application. Grading and drainage plans will be required by the City Engineer. Additional utility easements and/or extensions may be required. Health Department approval will be required for the sewage disposal system.

Since the review summary by the Staff, the applicant has amended the legal for the plat waiver and the waiver and the lot-split now coincide as recommended. Access has been reviewed with Traffic Engineer. City Engineering advised a PFPI may be required. Health Dept. had no objection as submitted.

The applicant, Ron Milan, was present.

The Technical Advisory Committee and Staff recommend approval of the **PARTIAL WAIVER** of plat on Z-5887 subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the request to partially waive the platting requirements on Z-5887, subject to the following conditions:

Z-5887 (continued)

- (a) waiver limited to portion within LaBarge Addition;
- (b) access limitation change subject to approval of Traffic Engineer;
- (c) Grading and drainage plan approval subject to City Engineer (PFPI may be required).
- (d) Health Dept. approval of sewage disposal system.

Z-5979 Alsuma (3094) NE/c 51st & S. 101st E. Ave.

(IL)

This is a request to waive plat on all of Block 52, Alsuma. An existing greenhouse and landscape company is expanding and will use the block in connection with facilities to the east. The TAC and Planning Commission have recommended waiver of plat on the block to the east, which was zoned by about 5 different zoning applications. Since this is an expansion of an existing business located on land that has already received a plat waiver, the Staff has no objection to the waiver, subject to the conditions.

Not condition for approval, but Water Dept. advised that fire protection may be inadequate.

The applicant was not represented.

The Technical Advisory Committee and the Staff recommend **APPROVAL** of the waiver of plat on Z-5979, subject to the conditions outlined by the Staff.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young,, "absent") to approve the request to waive the platting requirements on Z-5979, subject to the following conditions:

- (a) Not a condition for approval of waiver, but Staff notes that the greenhouse proposed does not meet the required 100' from centerline required by the IL District. (Board of Adjustment approval will be required unless the setback is modified.)
- (b) Street and alley closures and/or vacations are in progress.
- (c) R/W dedication is required on the south 25' of lots 13-20 incl. to meet the Street Plan.
- (d) Grading and drainage plans required by City Engineer. (on site detention or fee)
- (e) Access control agreement may be required by Traffic Engineer.
- (f) Utility easements and/or extensions as necessary.

BOA 13255 Sandy Park (892) 6300 W. 11th Pl.

(RM-2)

This is a request to waive plat on Lot 1, Block 1 of the above named plat. The use will be a pre-school center located in the community building of the existing Tulsa Housing Authority project. Since nothing will physically change and the property is already platted, it is recommended the plat requirement be waived.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the request to waive the platting requirements for BOA #13255.

BOA 13253 (Unplatted) (1202) 525 E. 46th St. N. (Alcott School) (RS-3)

This is a request to waive plat for a day care center to be located in the Alcott Elementary School. Since the existing school buildings will be used and no construction and/or changes will be made, it is recommended the plat requirement be waived. Board of Adjustment approved the application on August 9, 1984.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the request to waive the platting requirements for BOA #13253.

Amend Covenants on Recorded Plat:

6200 Trenton Square (PUD 324) (683) 6200 S. Trenton Ave.

(RS-3)

Mr. Wilmoth informed this is a PUD where there was one single-family house that was part of the PUD. It did not share in the common space with the rest of the PUD, and they filed a minor amendment to the PUD and got the single-family house taken out of it. This action is required so the plat can be changed to fit the PUD. Staff recommends approval.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the amended covenants on the recorded plat for PUD 324.

LOT SPLITS:

Lot Splits for Ratification:

L-16251 (1694)	Darrell Brown	L-16255 (3093)	James Gilmore
16253 (192)	John Suess	16258 (2593)	Jones Truck Lines

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no

Lot Splits for Ratification (continued)

"abstentions"; Higgins, Rice, Woodard, T. Young, "absent") that the approved lot splits listed above be ratified.

Lot Splits for Discussion:

L-16250 Larry Tate (894) N. of NW/c 15th & S. 121st E. Ave. (RS-2)

In the opinion of the Staff the lot split listed above meets the subdivision and zoning regulations, but since the lot may be irregular in shape, notice has been given to the abutting owner(s) so that property owners in the area may be aware of the application. Approval is recommended.

The applicant was present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve L-16250.

L-16245 Robert Converse (1792) SW/c 49th W. Ave. & 27th St. (RS-Country)

Chairman C. Young informed that this item was inadvertently put on the agenda and needs to be struck. It was dealt with at the last meeting.

The Chair, without objection, struck this item from the agenda.

L-16257 Jack Sterns (683) W. of NW/c of 67th St. & Lewis Ave. (RM-1, RM-2)

In the opinion of the Staff the lot split listed above meets the subdivision and zoning regulations, but since the lot may be irregular in shape, notice has been given to the abutting owner(s) so that property owners in the area may be aware of the application. Approval is recommended.

The applicant was represented by Mike Taylor.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve L-16257.

Lot Splits for Waiver:

L-16241 David Graham (1183) E. of NE/c of 69th E. Ave. & 72nd St. (RS-3)

Request to split an existing duplex down the common wall. This request would require approval of several variances from the Board of Adjustment to allow conformity to single-family use in a RS-3 zoning. The Staff recommends approval of this request based on the fact that there will be no physical change in the units, and there will not be any density change. This recommendation for approval is subject to the conditions.

L-16241 (continued)

The applicant was represented by David Graham.

A portion of the rear of the lot is within the flood plain. (Not where duplex is located.) (for information).

The Technical Advisory Committee and Staff recommend APPROVAL of the L-16241, subject to the conditions outlined by Staff.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the lot split requirements for L-16241, subject to the following conditions:

- (1) Board of Adjustment waiver of bulk and area
- (2) Common wall & maintenance agreement
- (3) Separate utilities or approval by utility companies and common utilities maintenance agreement.

L-16246 Lynn Calton (3090) W of SW/c Coyote Trail & S. 257th W. Ave. (AG)

Request to split a 3.25 acre tract into three lots. Tract "A" contains 1.24 acres and has 174' of frontage on Coyote Trail, tract "B" contains one acre, and a 15' handle out to Coyote Trail. This tract presently contains 5 mobile homes, in a park, which according to the applicant was established prior to zoning. While checking the land use maps, the Staff could find no lots in the area similar to the proposed lots. The Staff recommended approval subject to conditions.

The applicant was represented by Lynn Calton.

The Technical Advisory Committee and Staff recommend APPROVAL of L-16246, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the lot split requirements for L-16246 subject to the following conditions:

- (1) Board of Adjustment, waiver of bulk & area.
- (2) Health Department approval of sewage disposal.

CONTINUED OTHER BUSINESS:

PUD 131-C-1 Murphy (Development Parcel #2) 14th & Garnett Road

Staff Recommendation—Minor Amendment

The subject tract is located at the southwest corner of I-44 and South Garnett Road. This parcel has been approved for an Office/Storage use and the applicant is now requesting to split off a

PUD 131-C-1 (continued)

113-foot wide lot. Since the minimum lot width in a typical CS District is 150 feet and no change was requested at the time of approval, the applicant would have to maintain 150 feet width or receive approval from the TMAPC for a reduction.

The Staff sees the intent of the Code requirement for 150 feet minimum lot width as being a means of limiting the number of business and access drives onto a street. In this case, the subject lot is a part of a PUD and the access points are controlled by the PUD conditions and plat. Therefore, even with this split, additional driveways will not be necessary and no additional uses are involved.

Given this review the Staff recommends APPROVAL of the splitting off of the south 113 feet of Lot 2, Block 1, Strawberry Creek, subject to the filing of record a Mutual Access and Parking Agreement to insure adequate parking and access between uses.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-1 (Connery, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; Draughon, "abstaining"; Higgins, Rice, Woodard, T. Young, "absent") to approve the Minor Amendment to split off the south 113 feet of Lot 2, Block 1, Strawberry Creek, subject to the filing of record a Mutual Access and Parking Agreement to insure adequate parking and access between uses.

PUD 198-C-1 Kester Southcrest Office Park

Staff Recommendation--Minor Amendment

The subject tract is located at the southwest corner of 62nd Street and South Maplewood Avenue. The PUD has been approved for an office park and has received Detail Site Plan approval. The applicant is now requesting that the first building be allowed to encroach 3 feet into a 10-foot setback between parking lots or drives and any building.

The Staff has reviewed the submitted plans and find that only small portions of two corners on the building encroach and can support this request as being minor in nature.

In addition, the project has gone from a rental project to fee-simple ownership of small lots. In making this change the wording on building setbacks from "property lines" restricts development on each small lot. The Staff would support changing the wording for these setbacks as follows:

<u>From</u>	<u>To</u>
From north and south property lines;	From north and south PUD Boundary lines;
From east and west property lines.	From east and west PUD Boundary lines.

PUD 198-C-1 (continued)

Therefore, the Staff recommends APPROVAL of the requested minor amendments, subject to the plans submitted.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to approve the Minor Amendments to PUD #198 to allow a 3-foot encroachment into a 10-foot setback and to change the wording of "property lines" to "boundary lines", per Staff Recommendation and subject to the plans submitted.

CONTINUED ZONING PUBLIC HEARING:

PUD 272-A Olsen (Wallace, Lucenta) W. & S. of SW/c 81st & Sheridan (CS, RM-0)

Chairman C. Young informed that a letter has been received from the applicant requesting that this case be continued for four weeks (Exhibit "B-1"). The applicant was present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, T. Young, "absent") to continue consideration of PUD 272-A until Wednesday, September 19, 1984, at 1:30 in Langenheim Auditorium, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No. Z-5990	Present Zoning: RMH
Applicant: INCOG (Sanders, England)	Proposed Zoning: FD
Location: N. & W. of NW/c of Admiral & Garnett	

Date of Application: July 24, 1984
Date of Hearing: August 22, 1984
Size of Tract: ±31.3 Acres

Presentation to TMAPC by: Ruben Haye
Address: 3614 South 124th E. Ave.

Phone: 588-9622

STAFF RECOMMENDATION: Z-5990

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity--No Specific Land Use and Development Sensitive.

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

Staff Recommendation:

Site Analysis--The subject tract is approximately 31 acres in size and located at the southeast corner of the Mingo Valley Expressway

Z-5990 (continued)

100 percent occupancy. There are now 49 mobile home lots that are being occupied. It will be hard for the owners of the property to recruit people to come back into the mobile home park when they know that eventually it is going to be phased out and they are not going to be able to live there forever and have their mobile home park there.

T. Young informed that the property has not been singled out for any reason other than the flooding that occurred on the property. He informed that the adopted Master Drainage Plans require the City to zone those territories described as in the floodway FD. That part of the planning process was not carried out after the adoption of the plans several years ago. Mr. Young informed they would like to provide a method for the property owners to recover their investment or undertake other land use. He informed that the overall territory to be zoned FD in the City of Tulsa is quite extensive and, under existing law, notice is required to be given to all persons within 300 feet of any zoning change. As of the first of November, 1984, a new state statute goes into effect which removes the notice requirement on floodplain zoning matters.

Mr. Gardner informed that an Ordinance amendment passed by the City Commission does not do away with the potential for the property owner to try to change the floodway by channel improvements or some other means.

Mr. T. Young told of uses that can be in floodways. The City has provided a variety of options to the landowners.

There was discussion about what has been done to property by property owners to remove it from the floodway designation.

T. Young informed that the subject property has been released for use as it is now being used at the time that the moratorium was lifted. He also informed that the amortization amendment which was adopted by the City provides for a period of 18 years for this particular use to be terminated after the adoption of the FD zoning district. Mr. Young further informed the applicant that if they choose, in the 18 year period of time, to try for a different use, it would be up to the landowner to produce plans which show that the use can be undertaken on the property as it now lies in a floodway or as it may lie in the future with certain drainage improvements.

Fred England informed he is one of the owners of the subject tract. He protests this floodway district rezoning. He does not understand how his business can be taken away because it is not safe any longer. He feels that he is being deprived of his civil rights to operate his business in a manner that is lawful.

Chairman C. Young asked the City Hydrologist to take a serious look at the areas that Mr. England spoke of as being in the floodway.

T. Young informed that after November 1, 1984, all of the identified floodways in the City of Tulsa will be under application for zoning for FD.

Z-5990 (continued)

Chairman C. Young accepted a carbon copy of a letter dealing with this case that was addressed to the Mayor (Exhibit "C-2").

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned FD, LESS and EXCEPT a portion of the tract located in the northeast corner as identified on Exhibit "B-1":

A part of the S/2 of the SE/4 of Section 31, T-20-N, R-14-E, and the W/2 of the W/2 of the W/2 of Lot 1, Section 6, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows to-wit: Beginning at a point on the South line of Section 31, said point being 70.00 feet East of the Southwest corner of the SE/4 of said Section 31, thence N 31°38'33" E along the Southerly right-of-way line of the Crosstown Expressway a distance of 657.30 feet to a point; thence N 47°55'14" E along said right-of-way line a distance of 310.99 feet to a point; thence N 68°47'08" E along said right-of-way line a distance of 703.01 feet to a point; thence N 80°13'05" E along said right-of-way line a distance of 500.96 feet to a point; thence S 1°06'28" E a distance of 1,069.33 feet to a point on the South line of Section 31; thence S 88°44'41" W along the south line of Section 31 a distance of 330.12 feet to a point; thence S 1°07'20" E a distance of 90.00 feet to a point; thence S 57°31'46" W a distance of 193.20 feet to a point; thence N 1°07'19" W a distance of 190.00 feet to a point on the South line of Section 31; thence S 88°44'41" E along the South line of Section 31 a distance of 1,250.68 feet to the Point of Beginning, containing 31.30 Acres more or less.

OTHER BUSINESS:

PUD 294-A-1 (Lot 2, Block 1, Mill Creek Bridge)

Staff Recommendation—Minor Amendment

The subject tract is located at the southeast corner of South Maplewood Avenue and 95th Place. It is one lot in size and contains a recently completed single-family dwelling. After construction it was determined that the structure was constructed 1/2 foot over the required setback from 95th Place. Following the adopted policy of the TMAPC, the applicant was required to give full notice for a request to encroach into the setback.

The Staff reviewed the request and find that it does not significantly change the PUD and can support it as being minor in nature. Therefore, the Staff recommends APPROVAL of a 19.5 foot setback from 95th Place for Lot 2, Block 1, Mill Creek Bridge, subject to the plans submitted.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, T. Young, "aye";

PUD 294-A-1 (continued)

no "nays"; no "abstentions"; Higgins, Rice, Woodard, "absent") to approve the minor amendment for a 19.5 foot setback from 95th Place for Lot 2, Block 1, Mill Creek Bridge, subject to the plans submitted.

PUD 88-B-1 Sanders 4444 E. 66th St.

Staff Recommendation--Minor Amendment

The subject tract is approximately 2.38 acres in size and located at the southwest corner of 66th Street and South Toledo Avenue. It was approved under the original PUD to be used as the clubhouse for the multifamily located south and west of the tract. It was also allowed to be used as the sales office for the same multifamily and some accessory commercial uses were allowed, however, those commercial uses were to meet the PUD requirement for such uses.

Over the years the tract was sold separately from the residential portion and a variety of non-accessory commercial uses occurred illegally. The Staff wishes to provide an appropriate and stable use in this area to avoid future commercial encroachment into an interior residential area. Since the building exists and the underlying zoning is RM-1 which would allow the consideration of light office and since it is abutted on the east by office, the Staff feels an appropriate use would be a light office building. It is also felt that if there is no expansion of the building we could support such a request as being minor in nature because of these factors.

The applicant is proposing such a development and the Staff would recommend APPROVAL of a minor amendment for light office use on the tract, subject to the Site Plan submitted and the following conditions:

- (1) Land Area (Net): 2.38 acres
- (2) Permitted Uses: Those uses allowed by right in an OL District
- (3) Maximum Floor Area: 18,781 square feet
- (4) Minimum Parking: 63 spaces
- (5) That no exterior expansion be allowed.
- (6) That no Zoning Clearance Permit shall be issued until the conditions of approval have been filed of record in the County Clerk's office as Restrictive Covenants and making the City of Tulsa beneficiary to said Covenants.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Connery, Draughon, Hinkle, Kempe, Paddock, Wilson, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Higgins, Rice, Woodard, "absent") to approve a minor amendment for light office use on the tract subject to the Site Plan submitted and the above stated conditions.

PUD 307-1

Minor Amendment
Detail Site and Landscape Plan Review

Chairman C. Young informed that this item was inadvertently put on the agenda and needs to be struck.

The Chair, without objection, struck this item from the agenda.

There being no further business, the Chair adjourned the meeting at 2:32 p.m.

Date Approved

9/5/84

C. Young
Chairman

ATTEST:

Marilyn G. Hilde
Secretary

8.22.84:1518(22)