

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1526  
 Wednesday, October 17, 1984, 1:30 p.m.  
 Langenheimer Auditorium, City Hall  
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Connery Higgins Paddock VanFossen Wilson Woodard T. Young	Draughon Kempe Rice	Frank Gardner Lasker Wiles Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 16, 1984, at 10:50 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Acting Chairman Betty Higgins called the meeting to order at 1:31 p.m. She informed that, due to construction in Langenheimer Auditorium, a recess needs to be declared and the meeting needs to be reconvened in the City Commission Room.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to declare a recess of the Planning Commission meeting in Langenheimer Auditorium and to reconvene it in the City Commission Room.

Acting Chairman Betty Higgins reconvened the Planning Commission meeting in the City Commission Room at 1:36 p.m.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 5-0-2 (Connery, Higgins, Wilson, Woodard, T. Young, "aye"; no "nays"; Paddock, VanFossen, "abstaining"; Draughon, Kempe, Rice, "absent") to approve the Minutes of October 3, 1984 (No. 1524).

REPORTS:

Report of Receipts and Deposits.

The Commission was advised that this report is in order.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the Report of Receipts and Deposits for the month ended September 31, 1984.

Director's Report:

Mr. Lasker informed that next week's meeting will include a Public Hearing on the Riverside Parkway question. They will probably take public comments at the October 24, 1984, hearing and then continue the hearing to the October 31, 1984, meeting. The Policy Committee will be meeting on October 25, 1984, so the Planning Commission will have the benefit of their recommendation at the October 31, 1984, meeting. There will also be a workshop for the Planning Commissioners at the October 31, 1984, meeting.

Ms. Higgins asked when the new officers will be elected, and Mr. Gardner informed the elections will be held at the October 24, 1984, meeting.

Waiver of Plat:

Z-3951 (Unplatted) (294) 17345 E. Admiral Place

(1L)

This is a request to waive plat on a tract of unplatted land (less than 2 1/2 acres) on the north side of E. Admiral Pl., west of 177th E. Ave. A number of zoning applications have been processed in the corridor between Admiral and I-244. Generally, those over 2 1/2 acres have been platted. There have been some waivers also. Since this tract is less than 2 1/2 acres, Staff sees no objection to a waiver, provided the following conditions apply:

- (a) Dedication of additional R/W to meet the Street Plan (50' from C/L).
- (b) Approval of grading and drainage plans by the City Engineer. (Including on-site detention or fee.)
- (c) Access control agreement, subject to approval of Traffic Engineering.

The applicant was represented by Mike Taylor.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-3951, subject to the conditions outlined by Staff.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the request to waive the plat for Z-3951 subject to the conditions listed above.

BOA 13261 (Unplatted - City of Tulsa)(1282) W/side Arkansas River (AG)  
at 71st St.

This is a request by the Water & Sewer Department of the City of Tulsa to waive plat requirement under Ord. #15307 (Zoning Code Section 260). Since all of this land already belongs to the City of Tulsa and is used for a sewage disposal facility, it is recommended that the plat requirement be waived. (Facility already exists.)

On MOTION of PADDOCK, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the request to waive the plat for BOA 13261.

SUBDIVISIONS:

Final Approval and Release:

Rockwood Hills Pond (PUD 362) (883) 72nd & S. Columbia Pl. (RS-1)

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

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the final plat for Rockwood Hills Pond and release same as having met all conditions of approval.

Crosstown Park (3104) E/side N. Mingo at E. Marshall St. (CS, RMH, AG)

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

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the final plat for Crosstown Park and release same as having met all conditions of approval.

Camp Shalom Amended (PUD 307) (683) N/side 71st at S. Wheeling Ave. (OM)

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

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the final plat for Camp Shalom Amended and release same as having met all conditions of approval.

Extension of Approval:

Woodside Village II (PUD 306) (2083) 92nd & S. College Pl. (RM-2, RM-1)

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

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve a one-year extension for the plat of Woodside Village II.

LOT SPLITS:

Lot Splits for Discussion:

L-16291 Wm. Cummings (1613) SE/c E. 106th St. N. & N. New Haven (AG)

In the opinion of the Staff the lot split listed above meets the subdivision and zoning regulations, but since the lot(s) 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.

Mr. Wilmoth informed these are large tracts. When the property is divided, the remainder will be an L-shaped tract. This is part of a platted subdivision that was approved a number of years ago. There was an existing house on the 2.6 acre tract which was actually a lot in the subdivision. It meets all the zoning requirements and the Health Department requirements.

On MOTION of WOODARD, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve L-16291.

L-16298 Midway Development (3294) So. & East of E. 52nd & S. 122nd E. (IL)

In the opinion of the Staff the lot split listed above meets the subdivision and zoning regulations, but since the lot(s) 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.

On MOTION of WOODARD, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve L-16298.

Lot Splits for Waiver:

L-16276 Wineland-Owasso 7th Day (514) SE/c E. 121st St. N. & N. 118th E. Ave. (AG)

This is a request to split a 10 acre tract into a 2 1/2 acre lot and a 7 1/2 acre lot. These two lots will have only 165 feet of lot width (Code requires a minimum of 200 feet of lot width) so approval will be required by the County Board of Adjustment. The applicant was made aware of the Major Street Plan requirements for 121st St. North and agreed to the dedication of 25 feet in order to meet said requirements. A check on the surrounding area reveals several lots in the area that have less lot width than the minimum requirements. The Staff recommends approval of this request based on this information. Staff would also note that if church use is planned

L-16276 (Continued)

for this tract, a special exception would be required, and that approval would be subject to a platting requirement. Recommendation for approval will be subject to conditions.

The applicant was not represented.

The Technical Advisory Committee and Staff recommended approval of L-16276, subject to the conditions outlined by the Staff.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the request to waive the lot split requirements for L-16276, subject to the following conditions:

- (a) County Board of Adjustment approval of lot width.
- (b) Tulsa City-County Health Department for percolation test approval.
- (c) Washington County RWD #3 approval for water service.

L-16278 Mary & Charles Williams (1923) E. of the SE/c of 156th St. & N. Peoria Ave. (AG)

This is a request to split a 4.53 acre lot into a 2 and a 2.53 acre lot. This split will require a variance from the County Board of Adjustment because the lot width is under the minimum on both lots, and the land area is under the minimum on the two acre lot for the AG district. The Major Street Plan indicates a total of 50' from the centerline on 156th Street North. (Applicant has been advised and is not requesting waiver of Subdivision Regulations requiring conformance.) Staff recommends approval of the request subject to conditions.

The applicant was represented by Mary Williams.

The Technical Advisory Committee and Staff recommended approval of L-16278, subject to the conditions outlined by the Staff.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the request to waive the lot split requirements for L-16278, subject to the following conditions:

- (a) County Board of Adjustment approval. (County Board of Adjustment approval was granted on October 16, 1984.)
- (b) City/County Health Department approval of septic systems.

L-16278 (Continued)

- (c) Washington Co. SAR approval (water service).
- (d) Approval of utility extensions and/or easements needed to serve the tracts.

Lot Splits for Ratification:

L-16282	(1984)	M. Christmas
L-16287	(2402)	L. Geiger
L-16290	(694)	Wagonwheel Trade Center
L-16296	(3602)	T.U.R.A.
L-16297	(3602)	T.U.R.A.
L-16301	(3303)	W. Parrott

Staff informed that these lot splits all meet the regulations, and they recommended approval.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve ratification of the lot splits listed above.

CONTINUED ZONING PUBLIC HEARING:

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

Mr. Gardner submitted a letter from Frank Lucenta, President of Royal Cleaners, which states that he does not want to be a part of this PUD; therefore, the various parties have broken off negotiations (Exhibit "A-1"). He also submitted a letter from the applicant, Stephen J. Olsen, which states that they are trying to work out the problem with Mr. Lucenta, and they would like to continue the case until October 31, 1984 (Exhibit "A-2"). That date is a special meeting date. Mr. Gardner suggested that the Commissioners continue this item until November 7, 1984. At that time, the applicant will have to submit a revised site plan and revised standards if they wish to continue with the PUD without the Royal Cleaners' property.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to continue consideration of PUD 272-A until Wednesday, November 7, 1984, at 1:30 p.m. In the City Commission Room, Plaza Level, Tulsa Civic Center.

PUD 359 Bob Latch 77th & E. side of Memorial

(AG)

Mr. Gardner informed a letter was sent from William B. Jones, attorney for the applicant, requesting that this item be continued to the November 7, 1984, meeting. Mr. Gardner stated that the applicants are having problems getting the PUD in a form in which it can be properly evaluated (Exhibit "B-1").

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to continue consideration of PUD 359 until Wednesday, November 7, 1984, at 1:30 p.m. In the City Commission Room, Plaza Level, Tulsa Civic Center.

OTHER BUSINESS:

PUD 306-2 (Areas J and I)

Staff Recommendation--Minor Amendment:

Area J of PUD #306-2 is located at the northeast corner of 101st Street and South Delaware Avenue. The tract was approved to be 10 acres gross in size, to be used for typical retail commercial uses. The applicant wishes to formally amend the area of this tract to be 10 acres net, which will actually make it 11.6 acres gross. The allowable floor area will not change from 150,000 square feet maximum permitted.

The increase of Area J will decrease the size of Area I from 22.1 acres to 20.5 acres. Area I was allowed 552 units to be constructed or 24.98 dwelling units per acre. The applicant is requesting that the number of dwelling units remain the same, however, the Staff recommends the net density remain the same as originally approved which would reduce the unit count to 512 units. Increasing the density of the site, even though the total number of units would not increase, would require an advertised amendment. The applicant will have to readvertise now or in the future for an amendment to the PUD if he plans to retain the total number of units allocated. Required open space per dwelling unit must be met at the higher density.

Therefore, the Staff recommends APPROVAL of the following Minor Amendment:

Area J:

Land Area (Gross):	11.6 acres
Maximum Floor Area:	150,000 square feet

Area I:

Land Area (Gross):	20.5 acres
Maximum No. of Units:	512 units

Comments:

Mr. Gardner informed this could not be handled as a minor amendment if the applicant wants to keep the same density as was approved, because, in effect, he would be increasing dwelling units per acre.

The applicant, Bill Jirsa, was present.

Ms. Wilson asked Staff if this will increase the commercial and decrease the residential. Mr. Gardner informed that the commercial floor area is not increasing. The commercial site was 10 acres (gross), and by the time the right-of-way is dedicated, there is less than 10 acres to build it on. They want the site for the commercial to be 10 acres (net) after right-of-way dedication.

PUD 306-2 (Continued)

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "absent"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the minor amendment to modify the land area for Areas "I" and "J" of PUD 306 as stated above in the Staff Recommendation.

PUD 367

Staff Recommendation--Detail Site Plan Review:

The subject tract is 11.22 acres (net) in size and located just south of the southwest corner of 31st Street and 108th East Avenue. It has been approved (ordinance pending) for 5.7 acres of CS zoning with the balance of RM-1. The subject tract has also been approved for PUD supplemental zoning allowing warehouses and storage, convenience goods and services and office and studio uses.

The applicant is now before the TMAPC requesting Detail Site Plan approval.

The Staff has reviewed the applicant's submitted plans and find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Land Area (Gross):	11.717 acres	11.717 acres
(Net):	11.216 acres	11.216 acres
Permitted Uses:	Offices, display of equipment, warehouses and convenience goods and services	Offices, Warehouses
Maximum Permitted Floor Area--All Uses:	216,000 sq. ft.	187,445 sq. ft.
Maximum Permitted Floor Area:		
Office and Studios:	216,000 sq. ft.	76,964 sq. ft.
Warehouses and Storage:	112,000 sq. ft.	110,481 sq. ft.
Convenience Goods:	12,000 sq. ft.	-0-

PUD 367 (Continued)

Minimum Building Setbacks:		
From South Property Line:	90 feet	90 feet
From East Property Line (S. 108th E. Ave.):	80 feet	80 feet
From West Property Line (Mingo Valley Express- way:	65 feet	65 feet
From North Property Line:	50 feet	67 feet
Off-Street Parking:	As required by the Code	Same

Also, there is a building height restriction on the South 200 feet of the subject tract of 18 feet and a 22-foot building height on the remainder of the tract. No building heights were shown on the Site Plan, but these requirements must be met.

Based on the above review, the Staff recommends APPROVAL of the Detail Site Plan, subject to the Plans submitted, and subject to a building height restriction on the southern 200 feet of 18 feet maximum and a building height restriction of 22 feet maximum on the remainder of the tract.

A detailed landscape plan is also required to be approved before occupancy of any of the buildings.

Comments:

Mr. Gardner informed that the applicant is meeting the building height restrictions even though they are not specifically listed on their drawing. He also stated that the parking lot in the center of the property is the area where the large trucks will deliver their goods. That area is also a detention area as shown on their subdivision plat. Mr. Gardner informed that the Staff wanted the entrance on the north end of the property to be the principal access. The applicant has increased the size of that access and has decreased the size of the southern access. All of the large trucks will be coming from the north. The smaller access will be used by smaller delivery trucks, but not the bigger ones.

Ms. Wilson asked Mr. Gardner what is to the south of the property, and Mr. Gardner informed there are single-family homes that back up to the property.

TMAPC Actions: 7 members present.

On MOTION of PADDOCK, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the Detail Site Plan for PUD 367, subject to the plans submitted, and subject to a building height restriction on the southern 200 feet of 18 feet maximum and a building height restriction of 22 feet maximum on the remainder of the tract.

Staff Recommendation--Minor Amendment:

Request by Never Fall Builders, Inc.; for a minor amendment to Kingsridge Estates Addition, Blocks 1, 2, 3, and 4, (being a replat of Block 5, Gleneagle Addition), City of Tulsa, to allow construction of a small swimming pool and bath house on Lot 13, Block 3 in Kingsridge Estates Addition.

Section 11 of the Planned Unit Development Restrictions provide for accessory uses, including swimming pools and other recreational uses in § 2.1.1. The Planned Unit Development Restrictions also provide for a Homeowner's Association which would serve to operate and maintain the requested swimming pool and bath house per § 4.1.

Therefore, the Staff recommends APPROVAL of the Minor Amendment for a swimming pool and bath house to be constructed on Lot 13, Block 3, as follows, that:

1. Said approval be granted subject to the submitted plans and specifications, including a plot plan showing the relationship of the pool and bath house on the lot;
2. the Homeowner's Association provide for the maintenance and operation of this facility;
3. all facilities must comply with building line setbacks;
4. a 6' solid surface screening fence be constructed on the common lot lines between Lots 13 and 14, also between 12 and 13, provided the fencing not extend beyond the front building line on either of Lots 12 or 14;
5. the pool and related facilities shall be setback a minimum of 6 feet from Lot 14; and
6. all exterior lighting for the pool and bath house facilities shall be directed away from adjacent residences and directly onto the subject facilities.

Comments:

Mr. Gardner informed that the Subdivision Plat has in the Restrictive Covenants that a swimming pool is permitted, but there is nothing specific in the record that says where it is permitted. He submitted a drawing showing the swimming pool and bath house in relationship to the lot lines and showed where the screening fence would be required. Mr. Gardner informed that the original minutes of the PUD allowed for such uses, but when the applicant brought the Detail Site Plan in, which was the Subdivision Plat, they never indicated that this was the area for the use.

PUD 281 (Continued)

There was discussion about whether or not the whole lot should be fenced for safety purposes.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Connery, Higgins, Paddock, VanFossen, Wilson, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Rice, "absent") to approve the minor amendment to PUD 281 to allow a swimming pool and bath house on Lot 13, Block 3, Kingsridge Estates Addition, per plans submitted, and per the conditions in the Staff Recommendation.

There being no further business, the Chair declared the meeting adjourned at 2:08 p.m.

Date Approved

October 31, 1984

Cherry Kempe  
Chairman

ATTEST:

R/B Paddock  
Secretary

