

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
MINUTES of Meeting No. 1551  
Wednesday, April 17, 1985, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes Connery Kempe, Chairman Paddock, Secretary VanFossen Wilson, 1st Vice- Chairman Woodard	Draughon Harris Higgins Young	Frank Gardner Holwell Matthews Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor on Monday, April 16, 1985, at 9:55 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:32 p.m.

**Minutes:**

On **MOTION** of **WILSON**, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to **APPROVE** the Minutes of April 3, 1985 (No. 1549).

**Committee Report:**

Mr. VanFossen informed that the Comprehensive Plan Committee met at 1:15 p.m. today and will make its recommendation on the District 10 Plan to the Commission at the proper time.

**Director's Report:** Consider adopting a compilation of Title 42, Zoning and Property Restrictions of the City of Tulsa (INCOG will prepare and sell the final document for \$25.00).

Mr. Gardner informed that the Planning Commission members had been given copies of the Tulsa Zoning Code which had been updated to the current date, including amendments to the sign ordinance. He advised the Commission that a vote was needed to adopt the Code and it would then go before the City Commission on Tuesday, April 23, for its adoption.

On **MOTION** of **WILSON**, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to **ADOPT** the compilation of "Title 42, Zoning and Property Restrictions of the City of Tulsa".

**NOTICE TO THE PUBLIC OF A HEARING TO CONSIDER AMENDING THE MAJOR STREET AND HIGHWAY PLAN CONCERNING THE RIVERSIDE CORRIDOR:**

- a) Delete the expressway classification on that portion of Riverside from the southeast corner of the Inner Dispersal Loop extending south along the Midland Valley Railroad right-of-way to the east bank of the Arkansas River, then south along the east bank of the Arkansas River to Skelly Drive, approximately 51st Street;
- b) designate Riverside Drive from its intersection with Denver Avenue south along the east bank of the Arkansas River to Skelly Drive, at approximately 51st Street, either Primary Arterial, Secondary Arterial, Secondary Arterial Alternate, or Arterial Alternate, if appropriate.

Staff informed that the Riverside Committee is continuing to meet; therefore, this public hearing needed to be continued to May 15, 1985.

**TMAPC Action: 7 members present**

On **MOTION** of **WILSON**, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to **CONTINUE consideration** of the Public Hearing to Consider Amending the Major Street and Highway Plan Concerning the Riverside Corridor until Wednesday, May 15, 1985, 1:30 p.m., in the City Commission Room, City Hall, Tulsa Civic Center.

**PUBLIC HEARING:**

**Proposed Amendments to the District 10 Plan Map and Text**

Ms. Matthews informed that copies of the updates on the District 10 Plan had been distributed to all members of the Commission and advised that some of the changes were housekeeping items; some resulted from changed conditions in the area, i.e., problems identified by residents in the area or change of ownership in the Matrix patterns. She identified sections of the Plan which had been amended and answered questions by the Commission members in regard to the changes.

Chairman Kempe informed that the Commission had received a letter from Jerry Isaacs (Exhibit A-1), a property owner in the area, that has to do with proposals in regard to the children's home which is currently vacant.

Mr. VanFossen informed that the Comprehensive Plan Committee has reviewed the Plan and has accepted Mr. Isaacs comments and recommends approval.

**Instrument Submitted:** Letter from Jerry Isaacs (Exhibit A-1)

4.17.85:1551(2)

PUBLIC HEARING: Proposed Amendments to the District 10 Plan Map & Text (cont'd)

TMAPC Action: 7 members present:

On MOTION of VANFOSSEN, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to close the Public Hearing and APPROVE THE District 10 Plan Map and Text as recommended by Staff.

SUBDIVISIONS:

Preliminary Plat:

Twin Oaks (PUD #331) (3293) E. 55th St. and S. Delaware Ave. (RS-3, RS-2)

Staff informed that this item needed to be continued to the Planning Commission meeting of May 1, 1985.

On MOTION of WILSON, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to CONTINUE consideration of the Preliminary Plat on Twin Oaks (PUD #331) (3293) until Wednesday May 1, 1985, 1:30 p.m., in the City Commission Room, City Hall, Tulsa Civic Center.

Waiver of Plat:

BOA 13012 Rouzeau Court Addition (2003) SW/c E. 36th St. N. & N. Delaware Ave. (RS-3)

This is a request to waive plat on all of Blocks 2 and 3 of the above addition. This is the old Douglass Elementary School site that is now the northside police station. The Board of Adjustment approved the use, but since it is "Use Unit 4", it is "subject to a plat". Since this is already platted and the uses are for public agencies, Staff recommends waiver of the platting requirement.

On MOTION of VANFOSSEN, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to WAIVE PLAT on BOA 13012 Rouzeau Court Addition (2003), as recommended by Staff.

LOT SPLITS:

Lot Splits for Ratification of Prior Approval:

L-16357 (2693) Albert Equipment	L-16413 (2484) Dale Payne
L-16381 (1293) Rebecca Shepard	L-16414 (2194) Summerfield So.
L-16410 (803) City of Tulsa	L-16416 (683) Yorktown Assoc.
L-16411 (2003) Alonzo Riley	

Staff informed that the above lot splits meet zoning and subdivision requirements and Staff recommends ratification.

On MOTION of WILSON, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to RATIFY the lot splits listed above, as recommended by Staff.

OTHER BUSINESS:

PUD #331-1 Twin Oaks South side of 55th St. at Delaware Avenue

Staff Recommendation — Minor Amendment to Approved Setbacks

Staff informed that this is a companion item to one pertaining to a preliminary plat PUD #331 (3293) which had been considered earlier today and this item also needed to be continued to May 1, 1985.

On **MOTION** of **WILSON**, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to **CONTINUE** consideration of **Twin Oaks (PUD #331) (3293)** minor amendment, until Wednesday May 1, 1985, 1:30 p.m., in the City Commission Room, City Hall, Tulsa Civic Center.

PUD #353-1 Hale East of the Southeast corner of 51st and Mingo

Staff Recommendation — Minor Amendment to Allow Phased Development,  
Rearrangement of Buildings and Revise East  
Building Setback

The applicant is requesting approval of a minor amendment to rearrange buildings on the subject tract which has a gross area of 14.9 acres. Also requested is approval for a two-phased development of the site and reduce the east boundary setback from 30 feet to 28 feet.

Data submitted by the applicant has been confirmed to be in compliance with all other conditions of the original PUD as approved by the TMAPC and City Commission. The tract has underlying zoning of IL and will be developed for an office, retail and warehouse or storage facility under Use Units 2 (Post Office only), 12, 13 and 14, and uses permitted by right in an IL District except Use Unit 21. Phase I will have a building floor area of 115,951 square feet and Phase II, a building floor area of 61,151 square feet. Points of ingress and egress on 51st Street and Mingo Road appear unchanged according to the new layout. Service drives are provided on the south and east boundaries as previously approved. A common service drive is now proposed between Phases I and II. A "Boulevard Entry" is proposed along the northwest boundary which could be used or function as a "cut-through" around the intersection of 51st and Mingo — this portion of the design should be approved only subject to the approval of the Traffic Engineer. Other internal circulation is generally good and adequately serves the building areas. The reduction of the 30-foot setback on the east boundary to 28 feet appears to be minor in nature.

Therefore, the Staff recommends **APPROVAL** of the requested minor amendment as follows: (1) To allow rearrangement of the buildings as proposed in the revised Outline Development Plan, (2) to reduce the setback on the east boundary from 30 feet to 28 feet; (3) to

PUD #353-1 Hale (cont'd)

permit the "Boulevard Entry" on the northwest boundary of the development only in accordance with approval by the City of Tulsa Traffic Engineer and (4) to approve two-phased development.

Comments and Discussion:

Staff informed that the Traffic Engineer had been contacted in regard to the cut-through and he advised that he was not concerned and that, according to the applicant, the boulevard treatment will be designed to discourage cut-through travel.

Applicant Comments:

Larry Kester, 4960 S. Memorial, informed that this minor amendment was requested because there is currently a large pond located on the site which was planned to remain on the site; however, the City has requested that it be allowed to construct a drainage channel on a portion of the land. This pond will now be filled in, thus necessitating rearranging the buildings.

Other Comments and Discussion:

Mr. Connery informed that the boulevard seemed to encourage traffic traveling west on 51st Street to make left-hand turns onto the property and onto Mingo Road. Mr. Kester informed that the City is planning to construct street improvements soon at the 51st and Mingo intersection and this plan is based on those improvements.

TMAPC Action: 7 members present

On MOTION of WILSON, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Higgins, Young, "absent") to APPROVE PUD #353-1 minor amendment to allow two-phased development, rearrangement of buildings and revise east building setback from 30 feet to 28 feet.

PUD #353 Hale East of the Southeast corner of 51st and Mingo

Staff Recommendation: Detail Site Plan Review — Bent Tree Business Center — Located at the Southeast Corner of South Mingo Road and East 51st Street

The application is submitted for Detail Site Plan review and approval, subject to approval of PUD #353-1 which requests approval of a redesign of the Outline Development Plan, two-phased development and a change in the setback from the east boundary from 30 feet to 28 feet. The Staff is recommending approval of the minor amendment which will be presented to the TMAPC concurrently with the Detail Site Plan. The recommendation for approval of the Detail Site Plan is conditioned upon approval of PUD #353-1, as discussed above. The subject tract has an area of 14.9 gross acres and is located adjacent to the southeast corner of South Mingo and East 51st Street. A tract 200' x 200' located directly at the intersection corner is not included in this PUD. The tract has underlying zoning of IL and will be developed for office, retail and

PUD #353 Hale (cont'd)

warehouse storage facilities under Use Units 2 (Post Office only), 12, 13 and 14, and uses permitted by right in an IL District. Abutting tracts to the east and south are also zoned IL. Total building floor area proposed is 177,102 square feet to be developed as follows: Phase I — 115,951 square feet; and Phase II — 61,151 square feet. Phase I will utilize all of the tract except the approximate south 290 feet, which will be devoted to Phase II. A common service drive is proposed between Phases I and II, and also along the east boundary. Internal circulation is generally good; however, a "Boulevard Entry" is proposed along the northwest boundary of the center which could become a "cut-through" for traffic desiring to avoid the intersection of Mingo and 51st. This design should be permitted only with approval or revised as required by the City of Tulsa Traffic Engineer. A total of 733 parking spaces is proposed as follows: Phase I — 465 spaces and Phase II — 268 spaces. The overall parking ratio is one space per each 241.61 square feet of gross floor area. A final parking determination would necessarily be a function of the occupancy of the center based on various types of businesses per the Zoning Ordinance. The proposed Center would have three (3) entrances and exits from Mingo and two entrances from 51st Street. Given the above review, the Staff finds the proposed Detail Site Plan to be: (1) consistent with the Comprehensive Plan (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Ordinance.

Therefore, the Staff recommends **APPROVAL** (subject to approval of PUD #353-1) of the Detail Site Plan, subject to the following conditions:

(1) That the applicant's Detail Site Plan be made a condition of approval, unless modified herein.

(2) Development Standards:

Land Area (Gross):	14.97 acres
(Net):	13.51 acres
Phase I (Gross):	10.21 acres
(Net):	9.15 acres
Phase II (Gross):	4.76 acres
(Net):	4.36 acres

Permitted Uses: Uses permitted by right in an IL District, plus Use Unit 2 (Post Office only), 12, 13 and 14.

PUD #353 Hale (cont'd)

	<u>Submitted</u>	<u>Recommended*</u>
Maximum Building Floor Area:		
Phase I	115,951 sq. ft.	-
Phase II	<u>61,151 sq. ft.</u>	<u>-</u>
TOTAL AREA	177,102 sq. ft.	179,870 sq. ft.
Maximum Building Coverage:		
Phase I	26.08%	-
Phase II	<u>29.50%</u>	<u>-</u>
TOTAL AREA	27.17%	30.6%
Maximum Building Height:	Not Specified	35' or 2 Stories
Minimum Building Setbacks:		
From Centerline of Mingo	146.72 ft.	100 ft.
From Centerline of 51st	120 ft.	100 ft.
From East Boundary	28 ft.**	28 ft.**
From South Boundary	30 ft.	30 ft.
Minimum Off-Street Parking:	Overall ratio of 1 space per 242 sq. ft. or 733 spaces.	1 space per 225 sq. ft. of office or retail and, 1 space per 5,000 sq. ft. of warehouse storage area.

\* Recommended data corresponds to original conditions of approval per PUD#353.

\*\* Subject to approval of PUD #353-1.

- (3) That signs shall be in accordance with Section 1130.2(b) of the Zoning Ordinance and the following additional provisions:

Ground Signs — Shall be limited to a total display area of 605 square feet. One sign shall have no greater height than 40 feet and 300 square feet of display surface, and seven (7) signs shall have no greater than 1 feet of height and a total of 305 square feet of display area.

A sign plan shall be submitted to the TMAPC for review and approval prior to installation.

PUD #353 Hale (cont'd)

- (4) That a Detail Landscape Plan shall be approved by the TMAPC and installed prior to occupancy. The Staff recommends that approximately 10% of the site be devoted to landscape purposes and areas.
- (5) That the proposed "Boulevard Entry" shall be approved by the TMAPC subject to review and approval by the City of Tulsa Traffic Engineer.
- (6) That the conditions of approval for PUD #353-1 shall apply to this Detail Site Plan.
- (7) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Ordinance 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.

Other Comments and Discussion:

Mr. VanFossen questioned the requirement that ground signs be "no greater than 1 feet in height" (3) of the Staff Recommendation and Staff informed it should have read "10'".

Staff advised that item (3) above, pertaining to Ground Signs, could be deleted since this provision is covered in Section 1130.2(b) of the Zoning Ordinance and item (5) could be deleted since the Traffic Engineer had no problem with the "Boulevard Entry".

TMAPC Action: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted 7-0-0 (Carnes, Connery, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Harris, Higgins, Young, "absent") to **APPROVE PUD #353 Hale** Detail Site Plan as recommended by Staff, but deleting item (3) pertaining to Ground Signs and deleting item (5) of the Staff Recommendations.

PUD #340 Northeastern Oklahoma OB/GYN Clinic 3343 S. Yale Avenue

Staff Recommendation - Landscape Plan Review

The subject tract has an area of .93 acres and the approved PUD requires 7,000 square feet of landscaped open space. The landscaped area would be 17.3% of the total site. The applicant has furnished a plan for review and approval by the TMAPC which provides a detailed schedule of plant materials, location and in most cases, the range of sizes of the various trees and shrubbery proposed. The

PUD #340 Northeastern Oklahoma OB/GYN Clinic (cont'd)

design includes heavily landscaped areas adjacent to and abutting the office building, plus a shrub, grass and tree planting plan for the traffic islands and property boundaries. A condition of PUD approval of PUD #340 was installation of an 8-foot tall wood or masonry fence along the east property line and a 6-foot tall wood or masonry fence on the south property line. Calculation of the proposed landscaped area indicates that it considerably exceeds the required 7,000 square feet.

Therefore, Staff recommends **APPROVAL** of the proposed Detail Landscape Plan, subject to installation of an 8-foot tall and 6-foot tall wood or masonry fence on the east and south boundaries respectively.

TMAPC Action: 7 members present

On **MOTION** of **WOODARD**, the Planning Commission voted 6-0-1 (Carnes, Connery, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; VanFossen, "abstaining"; Draughon, Harris, Higgins, Young, "absent") to **APPROVE PUD #340 Northeastern Oklahoma OB/GYN Clinic Landscape Plan as recommended by Staff.**

There being no further business, the Chairman declared the meeting adjourned at 2:40 p.m.

DATE APPROVED

May 1, 1985

Cherry Kempe  
Chairman

ATTEST:

PBPaddock  
Secretary