

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1579
Wednesday, November 6, 1985, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Connery	Carnes	Frank	Linker, Legal
Harris	Draughon	Gardner	Counsel
Kempe, Chairman	Young	Setters	
Paddock, Secretary			
VanFossen			
Wilson, 1st Vice-Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 5, 1985 at 12:25 p.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 1:36p.m.

MINUTES:

Approval of Minutes of October 16, 1985, Meeting No. 1577:

On **MOTION** of **WOODARD**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Harris, Young, "absent") to **APPROVE** the **Minutes of October 16, 1985, Meeting No. 1577.**

REPORTS:

Chairman's Report:

Chairman Kempe advised she was in receipt of a letter from the County Commission advising of the resignation of Planning Commissioner Betty Higgins. In reply to Mr. Paddock, Ms. Kempe stated Ms. Higgins' name can now be withdrawn from the TMAPC roster as an absentee member.

Committee Reports:

Mr. VanFossen advised the **Comprehensive Plan Committee** had met this date to discuss the Regional Long Range Transportation Plan for the Year 2005, and Proposed Amendments to the Tulsa City and County Major Street & Highway Plan Map. Mr. VanFossen stated the Committee will meet again on November 20, 1985 at 12:00 noon for further consideration of these items.

Mr. Paddock advised the **Rules & Regulation Committee** met October 31, 1985 to consider the proposed zoning code amendments for wall/canopy sign standards. The Committee recommended that the proposed amendments be considered favorably by the Planning Commission. Also discussed were PUD and Corridor (CO) requirements regarding implementation of site plans and site plan reviews. No clear consensus was determined, as the Committee wished to wait the outcome of a particular application on a future agenda.

Director's Report:

Mr. Gardner reviewed the Resolution amending the Major Street and Highway Plan requiring dedication of right-of-way at the intersection of arterial streets for right-turn bays, as shown below:

RESOLUTION NO: 1576:611

A RESOLUTION AMENDING THE MAJOR STREET & HIGHWAY PLAN, 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 Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, 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 February, 1968, this Commission, by **Resolution No. 696:289** did adopt the Major Street and Highway 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 28th day of August 1985 for the purpose of considering amendments to the Major Street and Highway Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 9th day of October 1985 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted Major Street and Highway Plan Text and Map, as follows:

PLAN MAP: The Major Street and Highway Plan Map shall be modified by revising the Indicated portions as follows:

Increase width of street to provide right-hand turn lanes at the intersection of arterial streets, per Exhibit A, attached.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that the amendment to the Major Street and Highway Plan, as above set out, be and is hereby adopted as part of the Major Street and Highway Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

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, Oklahoma.

APPROVED AND ADOPTED this 6th day of November, 1985 by the Tulsa Metropolitan Area Planning Commission

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Harris, Young, "absent") to **ADOPT** the Resolution amending the Major Street and Highway Plan requiring dedication of right-of-way at the intersection of arterial streets for right-turn bays.

SUBDIVISIONS:

SKETCH PLAT:

Hunter Estates (2890) South 231st West Avenue & Coyote Trail (RE)

This plat was reviewed by the TAC on March 10, 1983 and received a sketch plat approval. No activity had taken place since that date. The file had been placed in the inactive status. Now another engineer has submitted this plat for review.

Staff is concerned that this development appears to lie between two existing roads, one on the west and one on the east. From an air photo it appears that the one on the west is a private driveway, but the one on the east looks like a road serving at least four dwellings. Staff could not find any record of any dedicated streets, but these roadways could some day be needed for street dedications if further development occurs. If this does occur, then the west row of lots (Block 1) and the east row of lots (Block 3) would become "double frontage lots".

In discussion at the TAC, County Engineering recommended a cross-connection to eliminate the two over-length blocks. (Staff and TAC agreed). A 35 foot building line was recommended on the west and east sides of the plat to assure setback if a future street was built and/or dedicated.

The TAC recommended APPROVAL of the SKETCH PLAT of Hunter Estates, subject to the following conditions:

1. Block lengths as shown exceed the maximum 1,500 feet allowed by the Subdivision Regulations. (A cross street is required.) Also show 35 foot building lines on the east and west sides of the plat.
2. Corner radii on Coyote Trail should be 30 feet since this is an arterial.
3. Identify the building lines shown on the plat. Show additional easements as required, or needed by utilities.
4. Title of plat should be near top of page, with brief description under title. Show a graphic scale. Show Engineer's name and address and phone number and owners name, address and phone.
5. Show a standard location map, as per sample provided by Staff. Indicate on face of plat the total number of gross acres and the total number of lots.
6. Show the exterior boundary line of plat in a heavy line, including to the centerline of Coyote Trail.
7. Show limits of no access on those lots abutting Coyote Trail.
8. Water plans shall be approved by the applicable water supplier prior to release of final plat. (Release letter required.)

Hunter Estates (cont'd)

9. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the County Commission.
10. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. The method of sewage disposal and plans therefore, shall be approved by the City/County Health Department.
13. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants.)
14. The method of water supply and plans therefore, shall be approved by City/County Health Department.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
17. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. (Include subsurface provisions, dedications for stormwater facilities and PUD information, as applicable.)
18. This plat has been referred to Mannford and Sand Springs because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality; otherwise only the conditions listed herein shall apply.
19. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Subdivision Regulations.)
20. All Subdivision Regulations shall be met prior to release of final plat.

Mr. Wilmoth advised that, normally, a sketch plat is not presented to the TMAPC, but this plat has a waiver regarding the block lengths. Mr. VanFossen inquired as to the reason for possible waiving of the cross plat.

Hunter Estates (cont'd)

Mr. Harry Adkins, 4141 West 8th Street, representing Mr. Anderson (owner), stated this property was staked out a number of years ago and had been before the TAC with no objections being raised at that time. As far as Mr. Adkins was aware, this was the reason for the waiver request.

Mr. Connery commented that, previously, TMAPC has refused some proposals on the Coyote Trail because of the lack of facilities in the area. Mr. Connery remarked that some of those refusals might apply to this request, and continued by noting that we have had no comment from either Mannford or Sand Springs in regard to item #18, and wondered if this presentation to TMAPC might be premature. Mr. VanFossen reminded the Commission that most of the other issues in this area have either been mobile home parks or something with a higher density than this application. Mr. Wilmoth commented that Staff had no problem allowing flexibility in the location of the cross street as long as the applicant can stay with the 1,500 foot maximum length per block.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughton, Harris, Young, "absent") to **APPROVE** the **Sketch Plat to Hunter Estates**, as recommended by Staff and TAC, subject to the conditions and further permitting Staff to modify the sketch, as necessary.

PRELIMINARY APPROVAL:

Eleventh Street Storage (694)

NE/c East 11th & South Mingo Road
(CS, OL)

On **MOTION** of **CONNERY**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughton, Harris, Young, "absent") to **CONTINUE Consideration of Eleventh Street Storage** until Wednesday, November 20, 1985 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

County Line Food Mart (2484)

NW/c East 101st & South 193rd East Avenue
(CS)

The Staff presented the plat with the applicant represented by Clayton Morris and Mr. Deets. The TAC voted to recommend **APPROVAL** of the **PRELIMINARY PLAT** of County Line Food Mart, subject to the following conditions:

County Line Food Mart (cont'd)

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Rural Water District prior to release of final plat. (If plans are not required, need a release letter).
3. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by County Commission.
4. Limits of Access shall be shown on the plat as approved by County Engineer.
5. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
6. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
7. The method of sewage disposal and plans therefore, shall be approved by the City/County Health Department.
8. The owner of owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants.)
9. The method of water supply and plans therefore, shall be approved by City/County Health Department.
10. The Zoning Application (CZ-140) shall be approved and resolution published before final plat is released.
11. This plat has been referred to Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality; otherwise only the conditions listed herein shall apply.
12. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Subdivision Regulations.)
13. All Subdivision Regulations shall be met prior to release of final plat.

Ms. Wilson inquired as to item #10 requiring a resolution. Ms. Wilmoth advised that, as it is a County application, it is done by resolution instead of an ordinance.

County Line Food Mart (cont'd)

On **MOTION** of **WOODARD**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Harris, Young, "absent") to **APPROVE** the **Preliminary Plat for County Line Food Mart**, subject to the conditions recommended by Staff.

Union School Addition (784)

7600 Block South Garnett Road

(CO)

Stormwater Management advised that language in covenants required for drainage easements and detention areas was being revised and this plat should include the new format (copy will be made available.)

Traffic Engineering stated, for the record, that they had not had an opportunity to review the overall site plan until just recently. They also recommended the large access point be shown as "80' with median". Standard language for the Deed of Dedication will be required. A revised plat was submitted showing many of the requirements already done.

The TAC voted to recommend **APPROVAL** of the **PRELIMINARY PLAT** of Union School Addition, subject to the following conditions:

1. Add a section to the restrictive covenants to include all the Site Plan Information as approved by TMAPC and the City. (Similar to a PUD format).
2. Include a section under the "Public" part of the utility grants for language required by Water and Sewer Department. Use standard language for dedication of streets and easements.
3. Make sure that building lines are shown to correspond with the Site Plan Review.
4. All conditions of Z-5537-SP-1 shall be met prior to release of final plat.
5. Staff recommends waiver of fees since this is for the Union School District, a public agency.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines. Show gas easements. Show easement on east side of proposed expressway right-of-way.
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language for W/S facilities in covenants).

Union School Addition (cont'd)

8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner of the lot(s).
9. This property is located within the area served by the Hailey Creek Sewage Treatment Plant and will require a statement concerning sewer availability within the covenants.
10. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
12. Paving and/or drainage plans shall be approved by the Stormwater Management Department, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission. (Onsite detention required).
13. Limits of Access shall be shown on the plat as approved by City and/or Traffic Engineer. Show larger access as "80' with median".
14. Provide culvert details for County Engineer. (Locate 36' from centerline).
15. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
16. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
17. A "letter of assurance" regarding installation of Improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Subdivision Regulations.)
18. All Subdivision Regulations shall be met prior to release of final plat.

Ms. Wilson inquired as to the new format used by Stormwater Management in regard to the covenants. Mr. Wilmoth advised Stormwater Management would be providing the language to be used, when approved by Legal.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-0-0** (Connery, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Harris, Young, "absent") to **APPROVE** the **Preliminary Plat for Union School Addition**, subject to conditions recommended by Staff.

FINAL APPROVAL & RELEASE:

Fairway Park (PUD 347)(382) 6500 Block South 28th West Avenue (RS-3)

Hyde Park (formerly Summit Pointe)(PUD 260-A)(383)

NE/c 71st & South Yale (CS, OM, OMH)

Mr. Wilmoth advised the release letters had been received and Staff recommended APPROVAL of the request.

On **MOTION** of **WILSON**, the Planning Commission voted **7-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Young, "absent") to **APPROVE Final Approval and Release of the Plats for Fairway Park and Hyde Park (formerly Summit Pointe)**, as recommended by Staff.

WAIVER OF PLAT:

Z-5736 Deer Hollow Estates (1183) 7901 South Sheridan Road (OL)

This is a request to waive plat on Lots 1 and 2, Block 2 of the above named plat. An office building is planned on the lots as platted, with no changes in access or utility easements. (Private deed restrictions regarding office and/or non-residential uses have been lifted, so this does not conflict with original purposes of plat.) Staff has no objection to the request, subject to any requirements that might be made by Stormwater Management for grading and/or drainage through the permit process.

The TAC voted to recommend APPROVAL of the WAIVER of PLAT on Z-5736 Deer Hollow Estates subject to grading and drainage plan approval of Stormwater Management, including onsite detention and PFPI.

Mr. Wilmoth clarified for Mr. VanFossen the number of buildings and placement on the lot.

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Young, "absent") to **APPROVE Waiver of Plat for Z-5736 Deer Hollow Estates**, as recommended by Staff.

BOA 13765 Roosevelt Addition (2502) SE/c East Queen & North Hartford (TURA) (RS-3, RM-1)

This is a request to waive plat on all of Block 5 of the above named plat. TURA has been granted approval by the BOA for a halfway house (for battered women and children). Since this is a Use Unit 5, it falls within the platting requirement. The property is already platted,

BOA 13765 Rossevelt Addition (cont'd)

application was made by another public agency (TURA) and all controls and conditions have already been included in the BOA approval. It is recommended the plat requirement be waived since nothing would be accomplished by a replat.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Young, "absent") to **APPROVE** the **Waiver of Plat for BOA 13765 Roosevelt Addition**, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-16555 M. Samara (2793) SE/c Skelly Drive & South Yale (CS, CH)

Staff advised a request for withdrawal of this case had been submitted. There being no objection, this Lot Split was withdrawn.

L-16557 Cothran (3492) 6005 South 33rd West Avenue (RS-3)

The applicant is asking to split a 100' x 150' tract into two 50' x 150' lots in the RS-3 district. There are other similar sized lots in the immediate area. A variance will be required from the City Board of Adjustment because of the substandard lot width being created (from 60' to 50'). The Staff recommends approval of this request to the TMAPC subject to the approval of the City Board of Adjustment for the above mentioned variance. (There is an existing house on each tract in this split so no new construction will be done, or any changes in existing driveways or physical appearances.)

The TAC voted to recommend APPROVAL of L-16557, subject to the following conditions:

- (a) Board of Adjustment approval of lot width.
- (b) An 11' utility easement along rear (east) property line.

Mr. Orville Cothran, 506 West 46th Street, Sand Springs, stated this action was being requested to clarify the abstract.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Young, "absent") to **APPROVE** the **Lot Split Waiver for L-16557 Cothran**, subject to conditions recommended by Staff.

L-16588 Udean (3314)

South of the SE/c of 73rd Place North
& 129th East Avenue (RE)

This is a request to create two lots from a 4.6 acre tract. The western tract is to be 214' x 320' after the applicant agreed to additional roadway easement which brings the total easement to 50 feet. The eastern tract is to be 396' x 320' and access to this lot is to be provided by private mutual access and utility easement to the North and West to 129th E. Ave. The Staff recommended approval subject to the following conditions:

- 1) The approval from RWD #3 for water availability to the subject tracts.
- 2) The approval from the City/County Health Department for a passing percolation test for septic systems.
- 3) Approval from the Board of Adjustment for the variances required for access by private easement.

Staff further advised TAC that lot split approval only applies to the smaller, westerly lot which is under 2 1/2 acres. The east lot is over 2 1/2 acres and not subject to a lot split but is subject to Board of Adjustment approval for access on a private road (zero frontage for zoning).

County Engineer and Staff further recommended a 35' building line be imposed along the mutual access easement to assure proper setback if it were ever improved as a dedicated street.

The TAC voted to recommend APPROVAL of L-16588, subject to the following conditions:

- (a) Approval of RWD #3 for water service.
- (b) City/County Health Department approval of septic systems.
- (c) Board of Adjustment approval of east tract for zero frontage.
- (d) 35' building line parallel to mutual access easement.

On **MOTION** of **WILSON**, the Planning Commission voted **6-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, VanFossen, Young, "absent") to **APPROVE** the **Lot Split Waiver for L-16588 Udean**, subject to conditions.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16477 (1392)	Galpern	L-16565 (2392)	Kerr
L-16560 (1792)	Whitels	L-16566 (1894)	Griffin
L-16561 (1593)	Newman	L-16567 (2293)	Rorschach
L-16562 (893)	McBride		

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL (cont'd)

Mr. Wilmoth advised the Commission these were all in order and Staff recommended approval.

On **MOTION** of **WILSON**, the Planning Commission voted **6-0-0** (Connery, Harris, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, VanFossen, Young, "absent") to **APPROVE** the above mentioned **Lot Splits for Ratification of Prior Approval**.

CONTINUED ZONING PUBLIC HEARING:

Application No.: **PUD #405 & Z-5722-SP** Present Zoning: Vacant
Applicant: Norman (Langenkamp) Proposed Zoning: CS, CO, AG
Location: Southwest corner of 91st & Memorial
Size of Tract: 170 acres, approximate

Date of Hearing: November 6, 1985
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Bldg. (583-7571)

Staff Recommendation:

The subject tract has an area of approximately 170 acres located at the southwest corner of 91st Street and South Memorial Drive, and is bounded on the south by the planned Creek Freeway. The Major Street and Highway Plan classifies 91st as a Secondary Arterial and Memorial as a Primary Arterial. The underlying zoning of the tract is as follows: CS (10 acre node) at the intersection of 91st and Memorial; AG on the freeway right-of-way and a tract at the extreme northwest corner of the area; CO on the major portion of the tract which has frontage on 91st and Memorial; and the planned Creek Freeway. CO zoning has been approved to the east of Memorial to a depth of 1,320' and multi-family development (Sunchase Apartments) has been approved at RM-2 intensity. Commercial zoning and a commercial PUD #360 is also approved at the northeast and northwest corners of 91st and Memorial, respectively. The applicant is not requesting additional underlying zoning with this application, but can accomplish the desired development on the tract utilizing a PUD and Corridor Site Plan approval. The status of the Creek Freeway at this location continues to be an unknown with studies underway to consider moving the freeway further south.

The Staff is generally supportive of this PUD proposal as it can be developed based on medium intensities already existing in this general area, but not at CO intensities. The existing 10 acres of CS commercial zoning and consideration of RM-2 and OM intensities on a portion of the CO zoned tract to a depth of 1,320' from Memorial consistent with the east side, plus RS-3 densities on the balance of the tract will accomplish the development with reductions in densities as outlined in the revised/modified Text as recommended by the Staff. The recommended intensities can be accomplished by assigning RS-3 density (5.2 units/acre) to the area presently zoned AG and to the freeway area.

PUD #405 & Z-5722-SP (cont'd)

The proposed "Development Concept" (see attached "Area" map) is to divide the tract into eight development areas, as follows:

	# of Acres	General Use	Intensity/FAR
#1	43.731	Auto Sales, Office, and Retail	.36 *
#2	5.044	Stormwater Detention	--
#3	2.492	Office	.79
#4	44.215	Apartments	866 units; 19.6/acre
#5	17.511	Apartments	344 units; 19.6/acre
#6	6.351	Office	.35
#7	21.483	Apartments	308 units; 14.3/acre **
#8	29.708	Expressway R/W	

* The Staff recommends that commercial floor area be reduced to 217,800 square feet, as would be accommodated by the existing ten acre CS Node.

** The Staff recommends this area to be reduced to 203 units.

Specific "Development Standards", with Staff recommendation for modifications or additions are attached to this report. Portions of Development Area #1 will be subject to both PUD and SP Corridor Site Plan Review and approval. Those areas which are zoned CO will be subject to SP Corridor Site Plan approval and the balance of the area zoned CS and AG will be subject to PUD Site Plan approval. Because the two processes are so similar, the Staff sees no problem with considering both procedures simultaneously since both processes require building permits to be issued only after the most detailed Site Plan review which occurs at the subdivision platting stage of phase development. Under Section 850.2, the proposed uses, approximate Intensities, approximate densities, etc., at that time, become detailed site development plans, consistent with the approved Development Standards outlined in the same Section.

Development area boundaries are generally defined by the street system and drainageways, and will be subject to refinement at the Subdivision and Site Plan stage. The internal street system will be a public collector network accomplished by a collector along the west boundary of Development Area 1 connecting 91st and Memorial and a north/south collector serving the northwest portion of the development from 91st to 93rd Streets.

PUD #405 & Z-5722-SP (cont'd)

The first phase of the development will be Area 1 which is partially planned for an auto sales park wherein six new car dealerships will be clustered. A single consolidated car sales area and single gasoline station are proposed as supporting uses, and setbacks will control auto display areas locational relationship to the public and internal streets. Area 1 is also divided into sub-areas "A - F", with uses as proposed in the Development Standards. An accessory retail service area is also proposed in Area 1. The exterior of buildings in Area 1 shall be concrete or masonry. The intensity of the overall development will be buffered by existing zoning patterns outside the PUD on the west in which RD and a multi-family PUD have been previously approved. Development Area 6 for offices is the lowest intensity area (.35 floor area ratio) of nonresidential development and abuts the residential and church uses on the north side of 91st. The multifamily area, Area 7, is also the lowest requested intensity of these areas (14.3 units per acre) and abuts similar development (existing and proposed) on the west. The Landscape and Open Space Concept designates a minimum of 7% of the net retail and office development area be landscaped. This will also include a minimum 5' wide landscaped area adjacent to street frontage right-of-ways plus landscaping of the unpaved areas abutting street right-of-ways and natural drainageways. The Text indicates that landscaping and plant materials will be installed prior to issuance of an Occupancy Permit.

The Staff review of the proposed Outline Development Plan and Corridor Site Plan and, with modifications, finds them: (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) that provision has been made for proper accessibility, circulation, and functional relationships of uses; and (5) that proposed development is consistent with the stated purposes and standards of the PUD and CO Chapter of the Zoning Ordinance.

Therefore, the Staff recommends APPROVAL of Z-5722-SP and PUD #405 as follows:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
- 2) Development Standards: See attached Development Standards and recommended conditions from Staff for Development Areas 1 A - F, and Areas 2 through 8. (NOTE: The Staff suggests the adopted standards, as recommended by Staff, or if adopted and revised by the Commission, be made an official "Exhibit" to be of record for the purposes of official minutes and future reference.)
- 3) That portions zoned CO be approved for SP Site Plan as submitted, or as modified herein and that all remaining portions under conventional zoning and supplemental PUD be approved as submitted in the Outline Development Plan, or as modified herein.

PUD #405 & Z-5722-SP (cont'd)

- 4) That all sign standards be as outlined in the Development Standards and subject to Detail Sign Plan review and approval by the TMAPC prior to installation.
- 5) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit.
- 6) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 7) That all trash, utility and equipment areas shall be screened from public view from 91st, Memorial and other internal streets.
- 8) That all CO and PUD supplementally zoned development areas require Detail Site Plan approval by TMAPC, consistent with the approved SP Corridor Site Plans and PUD Outline Development Plans, prior to issuance of building permits.
- 9) That no Building Permit shall be issued until the requirements of Section 260 and Section 850.5 of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD and CO conditions of approval, making the City of Tulsa beneficiary to said Covenants.
- 10) That the Staff's calculations of maximum intensity and density be recognized as follows:

Land Area (Gross):	170.533 total acres
Less:	
Freeway Area 8	29.708 acres
CS zoned Area *	10.00 acres = 217,800 sf Floor Area *
Office Area @ RM-2	29.993 acres = 653,260 sf Floor Area @ .5 FAR.
Multifamily @ RM-2	23.636 acres = 858 units **
RS-3 @ 5.2 units/acre	77.196 acres = 401 units **
Plus:	
Freeway credit @ 5.2 units/acre	29.708 acres = 154 units **

* The Staff recommends that the requested 225,450 sf of CS floor area be reduced to 217,800 sf, as would be accommodated by the existing ten acre CS Node.

** Total units which could be allowed by zoning RM-2 and RS-3 duplex densities (1,529) is reduced to 1,413 as recommended per an approved PUD condition.

- 11) Reduce commercial building in Area 1C from 21,700 sf to 14,050 sf.
- 12) Reduce dwelling units in Area 7 from 308 to 203.

PUD #405 & Z-5722-SP (cont'd)

Comments & Discussion:

Mr. Paddock inquired as to what caused the latest revisions to the PUD. Mr. Gardner stated that changes in wording were made to insure the Corridor (CO) met the standards of Zoning Ordinance, as well as the requirements of the PUD Chapter. Mr. Gardner then advised of the page numbers where the changes had been made to cover Corridor, and referred to Mr. Norman's letter of November 4, 1985. Mr. VanFossen asked for clarification of the auto sales area.

Applicant's Comments:

Mr. Charles Norman stated, in reference to Area 1A, the applicant is requesting PUD and Corridor Site Plan approval only. Mr. Norman reviewed the revisions made to the collector street (93rd Street South) and submitted a concept drawing showing the extensions made to the west boundary. Mr. Norman also mentioned the written amendment to the text that was submitted to the Staff in a letter dated November 4th.

In response to Commissioner Harris, Mr. Norman explained the applicant is prepared to make necessary revisions should the Creek Expressway designation be removed from 96th Street and/or 91st Street becoming a parkway.

Interested Parties:

Mr. Brad Keller	Address: 6744 East 93rd Street South
Ms. Gay Sanwick	9361 South 67th East Avenue
Mr. Larry Henry	6541 East 89th Street South
Ms. Marian West	7463 East 98th Street South
Mr. Bill Schriber	6741 East 93rd Street South

Mr. Brad Keller requested a continuance based on the lack of time to review the revised plans and text submitted, and to allow time for the Creek Expressway location decision. Mr. Keller asked Legal if provisions of the site plan have been met.

Mr. Linker informed that Mr. Norman has stated it was "in concept" only. Mr. Linker further stated his position has not changed in the fact that he feels Zoning Code Section 850.2 has not been complied with totally, and he continues to have a problem with the "in concept" presentation. Discussion continued among Commission, Staff and Legal on "conceptual" versus "actual". Mr. VanFossen stated he felt the changes submitted are more definite than the last presentation. Mr. Gardner explained that "detail" appears only under the plat and the "site plan" is being presented today. Mr. Gardner continued by stating confusion may be coming from the differences of interpretation of the Zoning Code. Mr. Paddock commented that the Outline Development text and the exhibits are a part of the total site plan proposal and they go a long way in filling in gaps from the previous presentation. Mr. Paddock inquired of Staff,

PUD #405 & Z-5722-SP (cont'd)

based on past precedents, if there was anything unusual about an applicant submitting a revision to the text at the time of the public hearing. Mr. Gardner replied this was not unusual and many of the revisions submitted by Mr. Norman were made at the recommendation of Staff.

Mr. Keller continued his statement by voicing concerns that the actual or final will not match the "conceptual" being presented today, and would like to have the applicant tied to the conceptual. Mr. Keller also stated concern over the traffic increase to 93rd Street and suggested closing off this street entirely. Mr. Keller submitted suggested conditions to be added to the site plan (attached as Exhibit). Staff explained, as requested by Chairman Kempe, that the plan was as specific as can be at this point, as there may be changes out of Mr. Norman's control, such as the proposed expressway, zoning code revisions, etc.

Mr. Connery stated he was not sure what Mr. Keller was wanting, as it appeared that Mr. Keller was trying to totally confine the applicant. Mr. Connery asked Mr. Keller if he realized how long a project such as this might take, and it seemed as if he was wanting to put them in a "straitjacket" today. Mr. Keller replied he was only trying to tie the applicant to the concepts presented.

Ms. Gay Sanwick stated concerns of the traffic into the housing addition with the 93rd Street cut through. Because of this Ms. Sanwick requested that 93rd be cut off from the Heather Ridge development by legal covenants. Ms. Sanwick agreed with Mr. Keller for continuance of this case.

Mr. Larry Henry, representing Chimney Hills Addition, stated concern over there being no plans for Area 7 except multi-family and the uncertainty of who might develop this area in the future. Mr. Henry suggested the setbacks from 91st Street be 70', not 35'; the height restrictions be the same in Area 7 as those in Area 6, fronting 91st Street; and that the applicant not run the street out to 91st Street at 72nd East Avenue. Mr. Henry finished by asking that any amendments to this PUD require notice to homeowners. Ms. Wilson commented that Staff is recommending a two story limit for Area 7.

Ms. Marian West, who resides south of the subject tract, stated concerns over drainage, especially the west side. Ms. West also suggested a continuance to allow time to see more detail and mentioned the unresolved issue of the Creek Expressway, which adjoins her back fence. In response to Commissioner Harris, Ms. West clarified the location of her property in relation to drainage from surrounding areas. Although Staff recommended a reduction in the number of dwelling units for Area 7, Ms. West asked that this might also be considered in Area 4.

PUD #405 & Z-5722-SP (cont'd)

Mr. Bill Schriber noted that Area 4 is twice the size of Area 7, and questioned if densities can be transferred from one area to another under a PUD. Mr. Gardner advised that, in this particular instance, there is no provision for transferring units, as there is an absolute number applied. Any transfer to increase would require another hearing and notice.

Before proceeding with this case, Chairman Kempe asked the Commissioners to comment on a continuance, as suggested by the Interested Parties. Mr. Paddock, Mr. VanFossen, Mr. Woodard and Mr. Connery all concurred that a continuance would be inappropriate. Commissioner Harris commented that the obligation of the applicant to stay with the proposals, including the design in detail, might clear up several questions raised by the Interested Parties.

Applicant's Rebuttal:

Mr. Norman remarked that it is his understanding the applicant is bound by all of the written Development Standards and the Exhibits submitted. The issue appears to be the actual configuration and location within a site of buildings that will be submitted at a later time, which is the Detail Site Plan. Mr. Norman reminded that, in each of the 13 development areas, they have specified the uses permitted and imposed the maximum limitations as to height, size and number of dwelling units. In response to specific concerns, Mr. Norman had no objections to the following: 70' setback on 91st Street in Area 7; the reduction in number of dwellings to reduce density in Area 7 as recommended by Staff and a two story height restriction (35' maximum); revising the plan to offset the collector street between 72nd East Avenue and 73rd (subject to Traffic Engineer approvals); and prohibition of any access from Area 4 to the extension of 93rd in an effort to separate the bulk of traffic.

In regard to the auto mall, discussion between Mr. VanFossen and Mr. Norman established the primary use would be new car sales with these dealers sending the bulk of their used cars to one consolidated area, which shall not exceed two acres. Mr. Norman stated acceptance of the requirement that this consolidated used car area could not be located within 200' of 91st Street, and suggested 40' spacing (not 60') between the auto display areas for new cars. However, Mr. Norman could not agree to Mr. Keller's suggestion for an additional ten foot of landscaping on the service road.

In reply to Mr. VanFossen, Mr. Norman commented on amendments and detail site plans presented to TMAPC requiring notice by stating that amendments increasing densities and changing land uses are major amendments and do require notice. However, Mr. Norman did not agree to notice if densities were decreased, or for site plan review of this PUD, as it is not required on other PUD's presented before this Commission. Mr. Norman continued by stating the procedures requiring notice and public hearing for major amendments were well defined. As requested by Chair to

PUD #405 & Z-5722-SP (cont'd)

comment, Mr. Linker stated it was his opinion that Section 850.2 was not being complied with if they do not give notice at the time the detail site plan is submitted. Mr. Norman stated he did not object to giving notice to identified interested parties or homeowners associations. Mr. Paddock inquired of Mr. Linker, if this agreement to notify identified interested parties meets the notice requirements which are normally used on minor amendments. Mr. Linker stated "yes" this would be sufficient in a minor amendment situation, but not on major amendments. In reply to Ms. Wilson, Mr. Linker established that ~~it~~ could be within Planning Commission authority to add a condition requiring notice on ~~Detail Site Plan~~ *approved* approval to property owners within 300', *if the applicant did not depart seriously from what had been previously presented.* Therefore, Ms. Wilson proposed *to the Commission and Legal,* a condition #13 stating departure from a ~~Detail Site Plan~~ *Detail Site Plan* would require TMAPC to decide whether the proposed change should require notification to property owners within 300'. Mr. Norman stated no objection to this suggestion.

Commissioner Harris asked Mr. Norman what provision protected residents downslope against the hazards of run-off. Mr. Norman cited the City standards and ordinances requiring no increase in the rate of run-off after development from what run-off was present before development. Mr. Norman stated that the City has given such emphasis to this situation as to create a Stormwater Management Department.

Mr. VanFossen stated better understanding of the used car area and was satisfied with the explanation given and moved for approval, with the following conditions:

- 1) Area 1A to be used for the consolidated used car agency to be not less than 200' from the 91st property line.
- 2) Area 7 minimum setback from 91st Street shall be 70' from the property line.
- 3) Any minor amendments presented to TMAPC shall require notice to parties previously identified as Interested Parties.
- 4) Building heights shall not exceed 35' (two stories) in Area 7.
- 5) The addition of condition #13, stating *substantial* departure from the ~~Detail Site Plan~~ *approved* would require TMAPC to decide whether the proposed change should require notification to property owners within 300'.
- 6) Spacing between each auto display area is to be 40'.

TMAPC ACTION: 7 members present

On MOTION of VANFOSSEN, the Planning Commission voted 6-0-1 (Connery, Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; Wilson, "abstaining"; (Carnes, Draughon, Young, "absent") to APPROVE PUD #405 and Z-5722-SP-1 Norman, subject to the above mentioned conditions.

PUD #405 & Z-5722-SP (cont'd)

comment, Mr. Linker stated it was his opinion that Section 850.2 was not being complied with if they do not give notice at the time the detail site plan is submitted. Mr. Norman stated he did not object to giving notice to identified interested parties or homeowners associations. Mr. Paddock inquired of Mr. Linker, if this agreement to notify identified interested parties meets the notice requirements which are normally used on minor amendments. Mr. Linker stated "yes" this would be sufficient in a minor amendment situation, but not on major amendments. In reply to Ms. Wilson, Mr. Linker established that it could be within Planning Commission authority to add a condition requiring notice on substantial changes to the approved Site Plan be given to property owners within 300'. However, if the applicant did not depart seriously from what had been previously presented, it may not be necessary. *Therefore, Ms. Wilson proposed to the Commission and Legal, a condition #13 stating substantial departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'. Mr. Norman stated no objection to this suggestion.

Commissioner Harris asked Mr. Norman what provision protected residents downslope against the hazards of run-off. Mr. Norman cited the City standards and ordinances requiring no increase in the rate of run-off after development from what run-off was present before development. Mr. Norman stated that the City has given such emphasis to this situation as to create a Stormwater Management Department.

Mr. VanFossen stated better understanding of the used car area and was satisfied with the explanation given and moved for approval, with the following conditions:

- 1) Area 1A to be used for the consolidated used car agency to be not less than 200' from the 91st property line.
- 2) Area 7 minimum setback from 91st Street shall be 70' from the property line.
- 3) Any minor amendments presented to TMAPC shall require notice to parties previously identified as Interested Parties.
- 4) Building heights shall not exceed 35' (two stories) in Area 7.
- * 5) The addition of condition #13, stating substantial departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'.
- 6) Spacing between each auto display area is to be 40'.

TMAPC ACTION: 7 members present

On MOTION of VANFOSSEN, the Planning Commission voted 6-0-1 (Connery, Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; Wilson, "abstaining"; Carnes, Draughon, Young, "absent") to APPROVE PUD #405 and Z-5722-SP-1 Norman, subject to the above mentioned conditions.

* REVISED 11/27/85

PUD #405 & Z-5722-SP (cont'd)

comment, Mr. Linker stated it was his opinion that Section 850.2 was not being complied with if they do not give notice at the time the detail site plan is submitted. Mr. Norman stated he did not object to giving notice to identified interested parties or homeowners associations. Mr. Paddock inquired of Mr. Linker, if this agreement to notify identified interested parties meets the notice requirements which are normally used on minor amendments. Mr. Linker stated "yes" this would be sufficient in a minor amendment situation, but not on major amendments. In reply to Ms. Wilson, Mr. Linker established that it could be within Planning Commission authority to add a condition requiring notice on substantial changes to the approved Site Plan be given to property owners within 300'. However, if the applicant did not depart seriously from what had been previously presented, it may not be necessary. Therefore, Ms. * Wilson proposed to the Commission and Legal, a condition #13 stating departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'. Mr. Norman stated no objection to this suggestion.

Commissioner Harris asked Mr. Norman what provision protected residents downslope against the hazards of run-off. Mr. Norman cited the City standards and ordinances requiring no increase in the rate of run-off after development from what run-off was present before development. Mr. Norman stated that the City has given such emphasis to this situation as to create a Stormwater Management Department.

Mr. VanFossen stated better understanding of the used car area and was satisfied with the explanation given and moved for approval, with the following conditions:

- 1) Area 1A to be used for the consolidated used car agency to be not less than 200' from the 91st property line.
- 2) Area 7 minimum setback from 91st Street shall be 70' from the property line.
- 3) Any minor amendments presented to TMAPC shall require notice to parties previously identified as Interested Parties.
- 4) Building heights shall not exceed 35' (two stories) in Area 7.
- * 5) The addition of condition #13, stating departure from the approved Site Plan would require TMAPC to decide whether the proposed change should require notification to property owners within 300'.
- 6) Spacing between each auto display area is to be 40'.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **6-0-1** (Connery, Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; Wilson, "abstaining"; (Carnes, Draughon, Young, "absent") to **APPROVE PUD #405 and Z-5722-SP-1 Norman**, subject to the above mentioned conditions.

PUD #405 & Z-5722-SP (cont'd)

NOTE: Development Standards and Staff conditions were made an exhibit of record by the TMAPC on October 23, 1985, Meeting No. 1578.

Legal Description:

All of the NE/4 and Part of the NW/4 lying in Section 23, Township 18 North, Range 13 East of the IB&M, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit: Beginning at the NE corner of said NE/4; thence S 0°01'14" E along the East boundary of said NE/4 a distance of 2,644.35' to the SE corner of said NE/4; thence S 89°52'16" W along the South boundary of said NE/4 a distance of 2,642.98' to the SE corner of said NE/4; thence N 0°05'01" W along the West boundary of said NE/4 a distance of 1,692.06' to the NE corner of Souther Lakes, an addition to the City of Tulsa, Oklahoma; thence S 89°49'58" W along the North boundary of said addition a distance of 317.00'; thence N 0°05'01" W along the North boundary of said Addition a distance of 35.60'; thence N 59°03'45" W along the North boundary of said addition a distance of 300.04'; thence continuing N 0° 05'01" W a distance of 521.78' to a point in the North boundary of said NW/4; thence N 89°49'58" E along the North boundary of said NW/4 a distance of 471.42' to the NE corner of said NW/4; thence continuing N 89°49'58" along the North boundary of said NE/4 a distance of 2,646.89' to the point of beginning, containing 170.5352 acres, more or less.

Application No:	Z-6052	City of Tulsa: Mingo Creek
	Z-6057	City of Tulsa: Red Ford/Cherry Creek
	Z-6060	City of Tulsa: Cooley Creek
	Z-6063	City of Tulsa: Vensel Creek

Comments & Discussion:

Ms. Wilson questioned if the requested continuance of these cases to November 20, 1985 might not overload that agenda since the Public Hearing on the Creek Expressway is also slated for that date. Mr. Gardner advised that a continuance date of November 13th was originally suggested, but because of numerous requests for more time, November 20th was considered. Mr. Gardner further advised that if City adopts the new floodway ordinances, these cases will likely be withdrawn. Mr. Linker confirmed the final draft has been completed and should be going to the City Commission, this date, for their consideration.

TMAPC ACTION: 6 members present

On **MOTION** of **HARRIS**, the Planning Commission voted **5-0-1** (Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; Wilson, "abstaining"; (Carnes, Connery, Draughon, Young, "absent")) to **CONTINUE Consideration of Z-6052, Z-6057, Z-6060 & Z-6063** until Wednesday, November 20, 1985 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No.: PUD #406 Present Zoning: RM-2
Applicant: Norman (Riverside 21) Proposed Zoning: Unchanged
Location: Northeast corner of 21st & Riverside Drive
Size of Tract: 2.10 acres, more or less

Date of Hearing: November 6, 1985
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Bldg. (583-7571)

Staff Recommendation:

The subject tract has a gross area of approximately 2.10 acres and RM-2 underlying zoning. Existing development on the site includes a number of older two story apartments which have access to both Cheyenne and Riverside. No new curb cuts are proposed under the PUD. The area north of the PUD and south of 19th Street is the site of multi-family dwellings and single-family residences face the subject tract from the east side of Cheyenne. The RM-2 underlying zoning allows office at OM Intensity (.5 FAR) and the proposed PUD has a FAR of .42. The proposed building will have a floor area of 38,000 square feet and be three stories tall over a one story parking garage. Riverside is classified as a Parkway and 21st Street is a Primary Arterial. Heavy landscape treatment is proposed along the east portion of the north boundary and along Cheyenne. The Staff recommends APPROVAL of Exhibit "B" of the Text as the Exterior Detail Landscape Plan in conjunction with approval of the PUD as the minimum acceptable planting standard so that proposed level of landscape treatment will be assured. An Interior Detail Landscape Plan will necessarily follow and would also be a recommended condition of approval.

The Staff has reviewed PUD #406 and finds that it is: (1) not consistent with the Comprehensive Plan as written if the intent of the Plan for this entire area is to remain totally residential to the exclusion of any office development along 21st Street and Riverside; (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 Code.

The Staff, however, is supportive of PUD #406 based on its location and recommends the following conditions, if approved.

- 1) That the applicant's Outline Development Plan, Text and Exterior Detail Landscape Plan (Exhibit "B") be made a condition of approval, unless modified herein.
- 2) **Development Standards:**
Land Area (Gross): 2.1 acres 91,400 sf
Permitted Uses: Principal and accessory uses permitted as a matter of right in an OM District.

PUD #406 (cont'd)

Maximum Building Height:	55'	as measured from the curb on Riverside at the SW corner of the building.
Maximum Building Floor Area:	38,000 sf	(.42 FAR)
Minimum Off-Street Parking:	As required by the applicable Use Units.	
Minimum Building Setbacks:		
from R/W of Riverside	45'	
from R/W of Cheyenne	30'	
from West 121' of the North Boundary	10'	
from East 140' of North Boundary	30'	
from East 21st Street R/W	75'	
Minimum Internal Landscaped Open Space:	26%	10,500 sf **

- * Staff would recommend that this be stated as a maximum height for a three story building with a one story parking garage under said building while preserving the height measurement from the east curb of Riverside. This condition of approval shall be subject to review and final approval at the time of submission of the Detail Site Plan, which shall include elevations.
- ** Exhibit "B" of the Text is recommended as a minimum condition of approval as the Exterior Detail Landscape Plan. A future Interior Detail Landscape Plan shall also be required as a PUD condition of approval and shall include additional plant materials along Cheyenne to improve this landscape buffer. Landscaped open space shall include internal and external landscaped open areas, parking lots, islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation.
- 3) Signs: Two ground signs (one on Riverside and one on 21st) shall not exceed six feet tall or 32 square feet in display area. Signage shall be monument type with constant upward directed ground lighting. All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.
- 4) That all trash, utility and equipment areas shall be screened from ground level public view.
- 5) That all parking lot lighting shall be directed downward and away from adjacent residential areas. No pole light in excess of eight feet tall shall be permitted along the north and east boundaries.
- 6) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 7) That a Detail Site Plan shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit.

PUD #406 (cont'd)

- 8) That the Exterior Detail Landscape Plan materials (Exhibit "B" of the Text), as submitted to the TMAPC shall be installed prior to issuance of an Occupancy Permit, and it is understood to be an approved minimum condition of PUD #406. Further, an Internal Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit.
- 9) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied 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.

Comments & Discussion:

Mr. Paddock commented he did not believe Riverside was a parkway at this particular location, as stated above in the Staff recommendation, but was a Special Trafficway, and how did this affect setbacks. Mr. Gardner stated this was correct, but this new, improved section of Riverside was being treated as is and it does meet the 100' right-of-way requirements.

Applicant's Comments:

Mr. Charles Norman, representing Mr. Herb Forrest and Mr. Jim Gould (developers), submitted a series of photos of the subject site and adjacent properties as exhibits. Mr. Norman proceeded by reviewing the buildings and area surrounding this tract and the applicant's intended use.

Interested Parties:

Ms. Norma Turnbo	Address: 1822 South Cheyenne
Ms. Barbara Ballard	1826 South Cheyenne
Ms. Meg Gormley	1823 South Carson

Ms. Norma Turnbo, who was recently elected Chairman of the Citizen Planning Team for District 7, stressed the amount of residential use surrounding this tract. Ms. Turnbo advised she had worked with the amending of the Comprehensive Plan for District 7 and its intent was to keep this area residential. Ms. Turnbo also stated concern over building heights and the method used to determine the height standards. Ms. Turnbo established for Mr. Paddock that, based on information obtained from the INCOG Staff, this particular area was to remain RM-2 as presently zoned. Mr. Connery inquired as to adult population figures in District 7 and how many people attended the Citizen Planning Team elections. Ms. Turnbo stated she did not have such information and strongly requested that office use not be allowed at this site.

Ms. Barbara Ballard agreed with Ms. Turnbo's statements and requested residential be maintained.

PUD #406 (cont'd)

Ms. Meg Gormley stated concern over the traffic flow that would be going into the proposed building and the increase in traffic along Riverside. Ms. Gormley also stated agreement with keeping this property residential.

Applicant's Rebuttal:

Mr. Norman stated the Staff recommendation for determining height standards appeared to be a good one and continued by reviewing accesses and possible traffic routes available for people travelling from South Tulsa. In reply to Mr. VanFossen, Mr. Norman reviewed the Detail Landscaping Plans for this site.

Additional Comments & Discussion:

Mr. Paddock pointed out that, if the Commission recommends approval, it would be doing so despite the requirement of Section 1170.3(a). It would not be consistent with the Comprehensive Plan, and he would be voting against the PUD, as he felt this PUD was being used as a tool to circumvent the zoning plan. Mr. VanFossen stated his support of the project, and while there was a good deal of residential, there was also a good deal of office in the 21st & Riverside area.

TMAPC ACTION: 6 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **5-1-0** (Connery, Harris, Kempe, Woodard, VanFossen, "aye"; Paddock, "nay"; no "abstentions"; (Carnes, Draughon, Wilson, Young, "absent") to **APPROVE PUD #406**, as recommended by Staff.

Legal Description:

A tract of land that is the South 20' of Lot 3, all of Lots 4, 5 and 6 and part of Lots 7, 8 and 9 of Block 7 "Aaronson's Subdivision" of Block 7 "Buena Vista Park Addition", to the City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: Starting at the SE corner of Lot 8 in said Block 7; thence N 0°08'02" W along the Easterly line of Block 8 for 3.32' to the Point of Beginning of said tract of land; thence S 89°46'57" W for 78.26' to a point of curve; thence Westerly and Northwesterly along a curve to the right, with a central angle of 59°20'29" and a radius of 23.00', for 23.82' to a point of tangency; thence N 30°52'34" W for 319.75' to a point on the Northerly line of Lot 9 in said Block 7; thence N 89°28'23" E along said Northerly line for 121.51' to the NE corner of said Lot 9; thence N 0°08'02" W along the Westerly line of Lot 3 in said Block 7 for 20.00'; thence N 89°51'58" E and parallel to the Southerly line of Lot 3 for 140.00' to a point on the Easterly line of said Block 7; thence S 0°08'02" E along said Easterly line for 306.78' to the Point of Beginning of said tract of land.

OTHER BUSINESS:

PUD #359-1 East Side of South Memorial Drive at East 77th Street South

Staff Recommendation - Minor Amendment to Permit a Sign

The subject tract has been developed for a medical clinic and is located east of a frontage road on the east side of Memorial and south of a private drive which has been installed to service the interior area of the PUD. This development is known as "The Mayfair". One existing ground identification brick sign has been constructed at the extreme northwest corner of the PUD, plus a smaller sign is also in place in front of the clinic, but not on the clinic building lot. The clinic lot has no arterial street frontage technically and, therefore, the necessity for a minor amendment. Sign standards indicate that all signs shall comply with Section 1130.2(b) of the PUD Chapter of the Zoning Code. This request is to allow a 4' x 10.5' business sign on the clinic premises per the attached sketches. The Staff considers that a minor amendment is required as one business sign is already in place; further, that all signs similar to those in place will count toward the maximum ground signage display area which would be allowed under the PUD. The ratio for calculation of permitted ground sign display area is .5 square feet of display surface area for each lineal foot of arterial street frontage (lineal arterial street frontage measures 453').

The Staff considers the present request minor; therefore, recommends APPROVAL subject to the following conditions:

- 1) That the sign be constructed and installed according to the attached sketches.
- 2) That ground signage display area be established as a maximum of .5 times 453' of arterial street frontage or 226.5 square feet total signage.

Applicant's Comments:

Mr. Casper Jones, 1302 South Fulton, clarified the sign would be a ground sign and the pole on the property is for structure support. Mr. Bruce Anderson of Amax Sign verified the above statement and advised the pole will be cut off. Mr. John Mercer of the Warren Foundation advised the portable sign presently on the property will be removed.

TMAPC ACTION: 6 members present

On **MOTION** of **HARRIS**, the Planning Commission voted **5-0-1** (Connery, Harris, Kempe, Woodard, VanFossen, "aye"; no "nays"; Paddock, "abstaining"; (Carnes, Draughon, Wilson, Young, "absent") to **APPROVE** the **Minor Amendment to PUD #359-1 to Permit a Sign**, subject to the conditions as recommended by Staff.

PUD #159-9

Lot 19, Block 1, West Highlands III Addition
6854 South 32nd West Avenue

Staff Recommendation - Minor Amendment to Front Building Line

The purpose of his request is to clear the title. According to the recorded plat, the front building line for this lot is 55' from the centerline of the street. The survey indicates the attached garage encroaches on the building line and the applicant is requesting a variance to amend the building line from 55' to 53'. The Staff review of this request indicates that it is minor in nature; therefore, recommends APPROVAL of a minor amendment for Lot 19, Block 1, West Highlands III Addition, for the front building line from 55' to 53' from the centerline of South 32nd West Avenue.

TMAPC ACTION: 6 members present

On MOTION of VANFOSSEN, the Planning Commission voted 5-1-0 (Connery, Harris, Kempe, Woodard, VanFossen, "aye"; Paddock, "nay"; no "abstentions"; (Carnes, Draughon, Wilson, Young, "absent") to APPROVE PUD #159-9 Minor Amendment, as recommended by Staff.

PUD #281-5

Lot 1, Block 6, Gleneagles, and Blocks 5 and 6 of Kingsridge Estates -- Located East and West of South 91st East Avenue and South of East 64th Street South

Staff Recommendation - Minor Amendment

This request is divided into two areas of consideration as indicated by the legal description per the submitted preliminary site plans. The applicant is requesting that the approved height restriction of two stories be increased to three stories (44' maximum) to allow for the construction of elevators. It is understood that this request is for the purposes of construction of elderly housing on Lot 1, Block 6, Gleneagles only. This particular development area is bounded on the southwest by South 91st East Avenue which is a residential collector street, on the north by PUD # 397 which proposes construction of two-story apartments, and on the east by a large improved drainage channel. The Staff review of this request indicates that it is minor in nature; therefore, the Staff recommends APPROVAL of increasing the maximum height from two-story to three-story, subject to construction of elevators.

The second portion of the application requests approval for amending Blocks 5 and 6 Kingsridge Estates from single-family detached dwelling units to single family detached, duplex, and triplex units. If this request is approved, the area presently platted for single-family lots would be replatted to delete individual lots. The approved land use for this area is the product of PUD #281-4 which changed the area from 114 units of multi-family to 50 detached single family units maximum. The predominant character of the land to the north, south and west of the subject tract is developed and developing single family detached areas.

PUD #281-5 (cont'd)

A recent requirement of the TMAPC (which was endorsed by the City Commission) was to further reinforce the detached single family character of adjacent areas under PUD #397. The subject area is generally bounded on the north by East 64th Street, on the east by South 91st East Avenue, and on the west by South 89th East Avenue. Staff recommends this portion of the request be CONTINUED until November 13, 1985, for further study and review.

Comments & Discussion:

Staff clarified that the Kingsridge area is requested to be continued and that approval today is to be granted to the first portion only of this Staff recommendation. Mr. Paddock was against continuing to November 20th, as relayed to Chairman Kempe, as the agenda that date is heavy. It was determined to continue the second portion of this case to November 13th.

Applicant's Comments:

Mr. Norman verified the request being approved today is for the Gleneagles portion only. The request is to allow increasing the height from two to three stories to better accommodate the installation of elevators. In reply to Mr. Paddock, Mr. Norman advised the floor space would not be increased and the number of dwelling units remains the same.

TMAPC ACTION: 6 members present

On MOTION of VANFOSSEN, the Planning Commission voted 6-0-0 (Connery, Harris, Kempe, Paddock, Woodard, VanFossen, "aye"; no "nays"; no "abstentions"; (Carnes, Draughon, Wilson, Young, "absent") to APPROVE PUD #281-5 Minor Amendment for Lot 1, Block 6 Gleneagles, as recommended by Staff and to CONTINUE that portion of PUD #281-5 being Blocks 5 and 6 of Kingsridge Estates until Wednesday, November 13, 1985, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 6:06 p.m.

Date Approved November 20, 1985
Cherry Kempe
Chairman

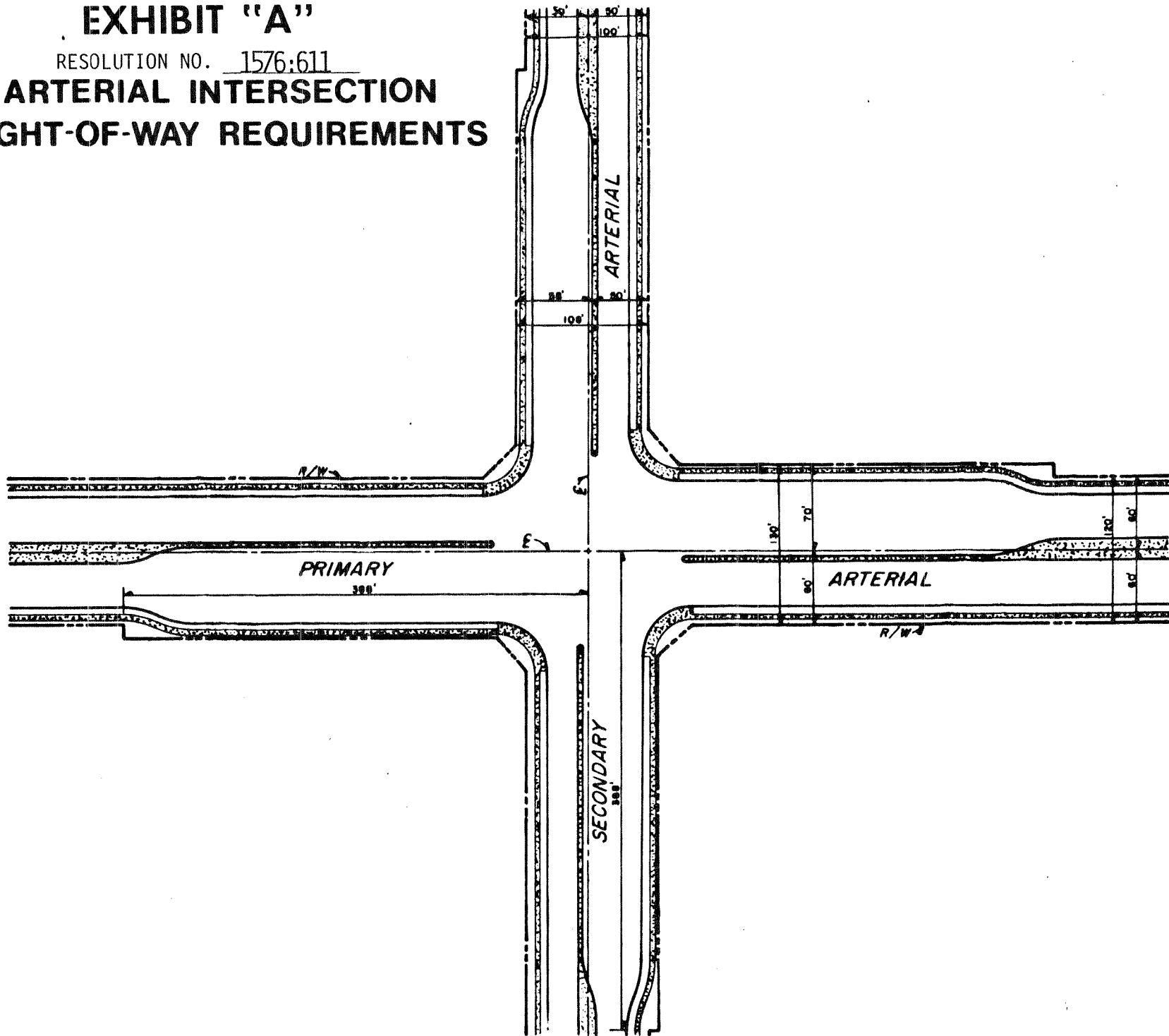
ATTEST:

RP Paddock
Secretary

EXHIBIT "A"

RESOLUTION NO. 1576:611

ARTERIAL INTERSECTION RIGHT-OF-WAY REQUIREMENTS



Additional conditions to be incorporated into site plan text:

- (1) Only 1 auto dealership on 91st Street frontage.
- (2) Only 2 auto dealerships on Memorial Street frontage.
- (3) No used cars on 91st Street.
- (4) No used cars within 200 feet of an arterial right of way.
- (5) No independent used car dealers (this is not intended to include wholly owned subsidiaries of the new car dealers on site).
- (6) Sixty feet spacing between each auto display area. Such sixty foot area to consist of a twenty-four roadway with 18 feet of landscaping on each side of said roadway.
- (7) Additional landscaping of ten feet between service road along Memorial frontage and auto display areas.

Submitted by Mr. Keller

