

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1593
Wednesday, February 26, 1986, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Doherty, 2nd Vice-Chairman	Carnes	Brierre	Linker, Legal Counsel
Draughon	Kempe	Lasker	
Paddock, Secretary	Parmeale, Chairman	Gardner	
Selph	Young	Frank	
VanFossen		Jones	
Wilson, 1st Vice-Chairman		Wilmoth	
Woodard		Malone	
		Setters	

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 25, 1986 at 12:42 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Wilson called the meeting to order at 1:31 p.m.

MINUTES:

Approval of Minutes of February 12, 1986, Meeting #1591:

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Parmele, Young, "absent") to **APPROVE** the **Minutes of February 12, 1986, Meeting #1591**.

Approval of Correction to the Minutes of January 15, 1986, Meeting #1587:

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Parmele, Young, "absent") to **APPROVE** the **Correction to the Minutes of January 15, 1986, Meeting #1587, page 6**.

REPORTS:

Committee Reports:

Mr. Paddock advised of the Joint Committee meeting this date to finish discussions on the final draft of the proposal for Special Housing Needs, which is scheduled for public hearing March 5, 1986.

Director's Report:

Mr. Jerry Lasker advised the INCOG Board of Directors has approved the Computerization Needs Study for the Land Development Division. Arthur Young and Company was selected to do the study, at a cost not to exceed \$10,000. Mr. Lasker asked that a member of the TMAPC work along with the INCOG Staff in order to submit thoughts and ideas for the study. The study will be conducted in three phases over a six week period. In reply to Ms. Wilson, Mr. Lasker advised they are anticipating three meetings where a TMAPC member might be involved. In response to Mr. Draughon, Mr. Lasker explained the computerization would probably not affect the TMAPC meetings, but would speed up the process and improve the accuracy of materials presented in studies, staff recommendations, etc.

CONTINUED ZONING PUBLIC HEARING:

Application No.: Z-6099
Applicant: Williams (Conner)
Location: 1848 North Cincinnati
Size of Tract: .3 acres, approximately

Present Zoning: RS-3
Proposed Zoning: CS

Date of Hearing: February 26, 1986
Presentation to TMAPC: Mr. Otis Williams, PO Box 6339, Tulsa 74148

Comments & Discussion:

First Vice Chairman Wilson stated Staff has advised the fees for advertising have not been paid prior to this hearing, and suggested a continuance of two weeks.

Mr. Williams, representing Mr. Conner, acknowledged the outstanding publication costs. Mr. Williams stated he had discussed this with Staff and agreed to a two week continuance, especially in light of the Staff recommendation for denial.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Parmele, Young, "absent") to **CONTINUE Consideration of Z-6099 Williams (Conner)** until Wednesday, **March 12, 1986** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

* * * * *

Application No.: **CZ-145** Present Zoning: **AG**
Applicant: **DeNovo (Empire Construction)** Proposed Zoning: **RE**
Location: North & East of the NE/c of 177th West and US Hwy 64
Size of Tract: 47.4 acres, more or less

Relationship to the Comprehensive Plan:

The District 23 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, does not cover the subject tract. The Sand Springs Comprehensive Plan designates the subject tract as Agriculture and Development Sensitive.

Staff Recommendation:

Site Analysis: The subject tract is approximately 47.4 acres in size and located one-fourth mile north and east of the northeast corner of 177th West Avenue and US Highway 64. It is partially wooded, rolling and steeply sloping in places, vacant and zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by agricultural use in Osage County, on the east by vacant land zoned AG, on the south by vacant land and a retail store zoned AG, OL and CS, and on the west by scattered single-family dwellings zoned AG-R.

Zoning and BOA Historical Summary: The area to the west of the subject tract was zoned AG-R, Agriculture-Residential, by study map in 1980. It should be noted, however, the majority of lots do not meet the minimum one acre lot or 150' lot width. So in actuality, the tract has developed to RE standards. The applicant has also filed a Board of Adjustment application on the subject tract to develop it in a similar manner. Commercial shopping to the southwest along with the OL zoning was approved in 1984.

Conclusion: Although the minimum lot size in the RE district is one-half acre (half the minimum size of the lots in the abutting AG-R district) Staff does not feel this would be detrimental to the existing properties in the area. Discussion by INCOG Staff with the Sand Springs Planning Staff indicates the requested RE zoning would not be in violation of their Comprehensive Plan.

CZ-145 DeNovo (Empire Construction) - Cont'd

Based on the above information, Staff can support the request and recommends **APPROVAL** of the RE zoning.

For the record, the applicant should be advised, one-half acre is the minimum lot size in the RE district. Tulsa County Health Department requires a public water source for half acre lots on individual septic systems. Additionally, the City of Sand Springs will require individual percolation tests for each lot.

Comments & Discussion:

Mr. Paddock read a letter from Mr. Pat Garner, Chairman of the Sand Springs Planning Commission, which was addressed to Mr. Ricky Jones at INCOG. The letter recommended approval of this case, subject to the platting requirements of the County Zoning Code. The applicant was present and in agreement with the Staff recommendation.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughton, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Parmele, Young, "absent") to **APPROVE CZ-145 DeNovo (Empire Construction) for RE**, as recommended by Staff.

Legal Description:

A tract of land all in the NW Quarter of Section 6, Township 19 North, Range 11 East, Tulsa County, Oklahoma according to the recorded government plat thereof, to-wit: The Point of Beginning is on the north line of said NW Quarter of Section 6, on a bearing of S 88°54'06" E and a distance of 1,673.62' from the NW Corner of Section 6, thence S 88°54'06" E and a distance of 823.04' to the NE Corner of the NW Quarter of Section 6; thence S 0°28'50" E a distance of 1,195.00'; thence S 20°42'49" W a distance of 878.78'; thence N 87°55'14" W a distance of 288.00'; thence N 77°03'18" W a distance of 138.27'; thence S 67°46'57" W a distance of 319.43'; thence, on a curve to the left having a radius of 230' for a distance of 151.00'; thence N 59°50'00" W a distance of 199.67'; thence N 89°50'00" W a distance of 165.37'; thence N 27°17'28" E a distance of 191.30'; thence N 1°11'37" E a distance of 480.10'; thence N 36°23'04" E a distance of 236.01'; thence N 61°09'26" E a distance of 393.86'; thence N 23°36'20" E a distance of 605.08'; thence N 88°54'06" W a distance of 194.02'; thence N 1°05'54" a distance of 311.23' to the Point of Beginning, containing 47.4 acres, more or less.

SUBDIVISIONS:

FINAL APPROVAL & RELEASE:

Quail Ridge Amended (PUD 221) East 44th & South 131st East Avenue (RS-3)

On **MOTION** of **WOODARD**, the Planning Commission voted **6-0-1** (Doherty, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; (Carnes, Kempe, Parmele, Young, "absent") to **APPROVE** the **Final Plat and Release of Quail Ridge Amended**, as recommended by Staff.

OTHER BUSINESS:

PUD 197-1 West of the SW/c East 31st Street South & Toledo Avenue

Staff Recommendation - Detail Site Plan for Phase III

The total area of PUD 197 is 40 acres which was initially approved as a Community Development Plan. The Plan and now PUD 197 permits a variety of uses including residence buildings, nursing facilities, and single-family residences. Methodist Manor has been developed in a series of phases; the present Phase III proposes 22 single family attached residential units and the associated parking and private drives. The internal street network is composed of curvilinear private streets and parking areas which are now existing for the entire project.

The approved Development Standards required 24.7 acres of open space, the majority of which is included in yard areas and a detention pond. PUD 197 permits 32 cottages, 55 garden homes, 9 patio homes, and one duplex. Phase III includes only garden homes (22 units) and actually will result in one less unit being constructed than is approved for this Phase. The applicant has also advised that although 55 total garden homes were approved for Phases I, II, and III, only 46 would be built.

Staff review of the proposed Detail Site Plan for Phase III finds it to be consistent with the amended development plan approved as PUD 197-1 by the TMAPC on 5/23/84 and by the City Commission on 6/5/84. Therefore, Staff recommends approval of the Detail Site Plan for Phase III of Methodist Manor as submitted.

NOTE: A final requirement of the PUD 197-1 Amended Development Plan and original PUD is the submission of a Detail Landscape Plan to the TMAPC for review and approval. PUD conditions further require that the landscape materials be installed prior to granting of an occupancy permit.

Comments & Discussion:

Mr. Frank confirmed the location of the detention pond in the southwest corner for Mr. Doherty. In reply to Ms. Wilson, Staff verified this application is the Detail Site Plan for PUD 197-1, which was approved as an Outline Development Plan and Minor Amendment by the TMAPC and City Commission.

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Paddock, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Parmele, Young, "absent") to **APPROVE** the **Detail Site Plan for PUD 197-1 (Methodist Manor)**, as recommended by Staff.

JOINT MEETING OF THE
TULSA METROPOLITAN AREA PLANNING COMMISSION
and
THE CITIZEN PLANNING TEAM REPRESENTATIVES

Citizen Planning Team representatives in attendance were:

Ms. Fredi H. Boone, District 2
Ms. Frances Pace, District 4
Ms. Norma Turnbo, District 7
Mr. Richard L. Janes, District 8
Mr. William G. Elliott, District 11
Mr. David Brown, District 17
Mr. Rick Lucas, District 18

- I. Synopsis of Zoning Activity: Briefing by the INCOG Staff on the following topics:
 - a) Summary of Board of Adjustment and Zoning Activities - Ricky Jones presented statistics for 1985 and reviewed these by district.
 - b) District Plan Map Updates resulting from Rezoning Cases - Reviewed by Irving Frank.
 - c) Development Trends - Reviewed by Bob Gardner. Muri Wilmoth reviewed the Subdivision Activity for 1985, and explained the purpose of plats/platting. Mr. Wilmoth discussed the role of the Technical Advisory Committee (TAC).
- II. Status of Planning Activities - Presented by Steve Compton
- III. Identification of Issues/problems necessitating Comprehensive Plan Updates in Fiscal Year 1986-87 - Presented by Rich Brierre

TMAPC & Citizen Planning Teams - Cont'd

Comments & Discussion:

In regard to the proposed amendments to the district plan maps, Mr. Paddock commented these amendments appeared to bring the maps into conformance with approved zoning and PUD applications. Based on his experience, Mr. Paddock stated the biggest difficulty the planning districts have is the Matrix when it deals with "no specific land use", and he hoped a review would be made of the Matrix.

Mr. Draughon inquired as to some of the major items that cause the district plans to be changed. Mr. Frank stated that a major cause for change is based on the fact that, in some instances, when the district plan map was adopted, it was not predictive, but was adopted to just reflect the zoning present at that time.

In regard to the City-wide Fire Protection Plan as mentioned by Mr. Compton, Commissioner Selph suggested this might be the time to look outside the City of Tulsa to surrounding communities, i.e. Oakhurst. Mr. Brierre commented the areas immediately adjacent and contiguous to the City of Tulsa can be considered in the Master Fire Plan, as well as in the Water Distribution Plan.

Mr. Brierre asked for suggestions from the TMAPC and the Citizen Planning Teams for the 1986-87 Work Programs. Mr. Draughon suggested a letter be mailed to the Citizen Planning Team Chairmen and Co-Chairmen to solicit their needs and/or requests for special studies. Mr. Janes commented on the flooding problems in the District 8 area. Ms. Turnbo suggested a study on the central business district watershed problems in District 7. Ms. Pace of District 4 requested a study on adult oriented businesses and the impact on surrounding businesses. Mr. Elliott of District 11 requested the map (in the City Commission Room) be changed to show the Gilcrease Hills area within the city limits.

NOTE: Some of the comments made by the Citizen Planning Team representatives were inaudible on the tapes of this meeting, as they addressed the Commission from the audience, not at the microphone. The above comments are the product of shorthand notes taken by the TMAPC Recording Secretary at the meeting.

There being no further business, First Vice-Chairman Wilson declared the meeting adjourned at 3:46 p.m.

Date Approved 3-12-86
Rant J. [Signature]
Chairman

ATTEST:

P. B. Paddock
Secretary