

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1644  
Wednesday, **April 1, 1987**, 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>
Doherty, 2nd Vice-Chairman	Carnes	Frank	Linker, Legal Counsel
Draughon	Crawford	Gardner	
Kempe	Rice	Setters	
Paddock, 1st Vice-Chairman		Wilmoth	
Parmeale, Chairman			
Selph (Designee)			
VanFossen, Secretary			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, March 31, 1987 at 10:11 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:35 p.m.

**MINUTES:**

**Approval of Minutes of March 18, 1987, Meeting #1642:**

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Kempe, Paddock, Parmeale, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **APPROVE** the **Minutes of March 18, 1987**, Meeting No. 1642.

**REPORTS:**

**Chairman's Report:** Chairman Parmeale reviewed some of the responses to the Urban Development Policy Task Force Questionnaire, and stated that he felt the high ratings and positive comments regarding INCOG/TMAPC indicated a vote of confidence in the INCOG Staff and the members of the Planning Commission.

**Committee Reports:** Mr. VanFossen advised there would be a Comprehensive Plan Committee meeting next Wednesday to provide the Department of Stormwater Management an opportunity to present an overview of the upcoming Master Drainage Plans.

**Director's Report:** Approval of Resolution 1636:629 amending the Subdivision Regulations pertaining to Section 2.4, Final Construction Plans, as adopted by the TMAPC at the March 4, 1987 public hearing.

In reply to Mr. Draughon, Mr. Gardner reviewed paragraphs #1 and #2, and the coordination between City agencies in regard to drainage and sewage.

**TMAPC ACTION: 9 members present**

On **MOTION** of **PADDOCK**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **APPROVE Resolution 1636:629, amending the Subdivision Regulations, Section 2.4, Final Construction Plans, as follows:**

RESOLUTION NO: **1636:629**

**A RESOLUTION AMENDING  
THE SUBDIVISION REGULATIONS  
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, the Tulsa Metropolitan Area Planning Commission (TMAPC) did on the 3rd day of February 1955, adopt regulations governing the subdivision of land within the Tulsa Metropolitan Area, and

WHEREAS, the TMAPC did on the 30th day of August 1978, adopt a set of revised regulations governing the subdivision of land within the Tulsa Metropolitan Area, and

WHEREAS, after Public Hearing and due study and deliberation on the 4th of March, 1987 it was deemed to be in the public interest and in keeping with the purposes of the TMAPC, as set forth in the Enabling Act, Title 19, Oklahoma Statutes, to adopt a resolution amending the Subdivision Regulations pertaining to Section 2.4, Final Construction Plans.

NOW, THEREFORE, BE IT RESOLVED that Section 2.4 of the Subdivision Regulations for the Tulsa Metropolitan Area be and the same is hereby amended to read as follows, to-wit:

**2.4 FINAL CONSTRUCTION PLANS:** Subdivider shall submit final construction plans for proposed improvements prior to or simultaneous with the application for final plat. The plans shall be submitted to the following departments and/or agencies as applicable, and in form and content as required by that agency and/or department.

Director's Report (Resolution 1636:629) - Cont'd

1. Where the plat is in the City's jurisdiction, the City Engineer reviews and approves the final construction plans for improvements regarding streets (including drainage and storm sewers (within the public street right-of-way), sidewalks and pedestrian ways in accordance with adopted standards. The Department of Stormwater Management reviews and approves the final construction plans for all improvements regarding drainage and storm sewers in accordance with adopted standards.
2. Where the plat is in the County's jurisdiction, the County Engineer reviews and approves the final construction plans for improvements regarding drainage, storm sewers, streets, sidewalks and pedestrian ways in accordance with adopted standards.
3. City Water and Sewer Department and/or appropriate water and sewer authority reviews and approves sanitary sewer and water improvement plans in accordance with adopted standards.
4. City/County Health Department reviews and approves final plans for improvements if the subdivision is to be served by private water or sewage disposal systems in accordance with adopted standards.

PROVIDED THAT the TMAPC may, with concurrence of the appropriate City or County Department, delay the requirement of submission and approval of final construction plans relating to proposed improvements as a condition of final approval and release of a subdivision plat, provided that the restrictive covenants shall include a specific provision requiring that such final plans be submitted and approved by the appropriate regulatory authority prior to the issuance of a building permit, and designating the City or County (whichever is appropriate) as a beneficiary.

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.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Fox Pointe Amended (PUD 354)(1583) 91st Street & South Canton (RM-1)

Chairman Parmele advised this item was requested to be stricken from the agenda, as recommended by Staff. Hearing no objection from the Commission, the item was so stricken.

FINAL PLAT APPROVAL & RELEASE:

Woodland Glen Extended Three (PUD 268-8)(2483) East 93rd & South 95th East Ave

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent")) to **APPROVE** the **Final Plat of Woodland Glen Extended Three and Release** same as having met all conditions of approval.

REQUEST FOR WAIVER (Section 260):

BOA 14434 River Grove (783) SE/c of East 75th Place & Riverside Parkway

This is a request to waive plat requirements on a portion of Lots 1, 2, 3, and 4 of Block 3 of the above subdivision which lies east of Riverside Parkway. Proposed use is a City of Tulsa Police Station. Even though the City is the applicant, the Legal Department has recommended a plat waiver be processed for the record. All controls and conditions will be through BOA application. The City will be working with the utilities and various other City departments for this construction. A request to expedite the process has been made to the BOA and also on this waiver. Since this is a City project, Staff has no objection to the request as submitted. (We do note that it is proposed to prohibit through traffic on 75th Place between Riverside and Trenton in Kensington II. It is the Staff's understanding that this is part of the agreement in the purchase and with the homeowners in the adjacent subdivision, and is being done with the approval of the various City departments. Kensington II will still have two points of access and the closing of 75th Place will not create an over extended cul-de-sac.) Approval is recommended as per City's request.

TMAPC ACTION: 9 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent")) to **APPROVE** the **Waiver Request for BOA 14434 River Grove**, as recommended by Staff.

**SUBDIVISIONS - Cont'd**

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-16801 (1323)	Stivers/Just	L-16839 (2790)	Healey
L-16835 (3324)	Norris/York	L-16841 (2283)	Lewis
L-16836 (2793)	Meredith (QT)	L-16842 (1202)	Stair
L-16837 ( 792)	TDA	L-16846 ( 383)	HBM 71 Ltd.
L-16838 (3194)	S.E. Lumber	L-16847 (3093)	4th Nat'l Bank

**TMAPC ACTION: 9 members present**

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification of Prior Approval**, as recommended by Staff.

**ZONING PUBLIC HEARING:**

Application No.: **Z-6148 & PUD 425** Present Zoning: OM  
Applicant: **Riddle** Proposed Zoning: IL/CG  
Location: West of the NW/c of East 48th Place & South Mingo  
Size of Tract: 1.2 acres, approximate  
Date of Hearing: April 1, 1987  
Presentation to TMAPC by: Mr. R.W. Riddle, 5314 South Yale (494-3770)

**Relationship to the Comprehensive Plan: Z-6148**

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - Office.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested IL/CG District **is not** in accordance with the Plan Map.

**Staff Recommendation:**

**Site Analysis:** The subject tract is approximately 1.2 acres in size and located west of the northwest corner of East 48th Place and South Mingo. It is nonwooded, flat, vacant and is zoned OM.

**Surrounding Area Analysis:** The tract is abutted on the north by an Industrial/commercial trade center zoned IL, OM and PUD; on the east by a child care facility and strip center zoned OM and IL; on the south across East 48th Place by an apartment complex zoned RM-2; and on the west by vacant property zoned OM.

**Zoning and BOA Historical Summary:** The area contains a mixture of zoning classifications and land uses. The City approved industrial and commercial use and allowed it to spread into an OM district north of the subject tract in accordance with PUD 286.

**Conclusion:** Although the subject tract is designated by the Comprehensive Plan and presently zoned medium intensity office, Staff can support IL zoning subject to retaining an OM buffer on the west and PUD 425, and based on the existing land uses and zoning patterns in the immediate area. The vacant OM tract to the west would provide an additional buffer for the single-family subdivision to the west. A 75' setback from the centerline of East 48th Place South would buffer to a degree the existing apartment complex. CG zoning, on the other hand, would allow various types of retail/commercial uses that would generate heavy traffic and permit activities that would not be compatible with the residential uses south of East 48th Place. Incompatible IL uses could be excluded from PUD 425.

Therefore, Staff recommends DENIAL of CG zoning and APPROVAL of IL zoning on only the east 115' of the subject tract, in accordance with the conditions as specified in PUD 425. **NOTE:** If approved, Staff would recommend an amendment to the District 18 Comprehensive Plan to reflect the rezoning.

Staff Recommendation: **PUD 425**

The subject tract has a gross area of approximately 1.2 acres and is located west of the northwest corner of South Mingo and East 48th Place South. The tract is presently zoned OM; however, a companion zoning case (Z-6148) has been filed and Staff is conditionally supportive of IL subject to this PUD. The proposed building of 19,000 square feet (SF) would be used for Use Unit 15, Other Trades and Services and Use Unit 23, Warehousing and Wholesaling with storage dedicated to the building occupant's goods only. The floor area split would be: 15,000 SF for warehouse goods storage and 4,000 SF for office/showroom uses.

Staff is supportive of Use Units 15 and 23 with exclusions as noted in the recommended Development Standards. These exclusions are necessary due to the quality residential apartment uses across East 48th Place which face the subject tract. The PUD text proposes only 870 square feet of landscaped open space which basically consists of a 5' wide landscaped strip along the street. It is not possible to create a meaningful landscape buffer in a 5' width and increased landscape treatment is recommended as noted in the Development Standards.

Staff review indicates that with approval of Z-6148 for IL and the recommended safeguards and conditions of PUD 425 as stated in the Staff recommendations, PUD 425 would be: (1) consistent with the Comprehensive Plan as recommended to be amended; (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.

Therefore, Staff recommends APPROVAL of PUD 425 as follows:

1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2 ) **Development Standards:**

Land Area (Gross):	51,780 SF	1.189 acres
(Net):	47,280 SF	1.085 acres

Permitted Uses:

**Requested:** Use Unit 15, Other Trades and Services  
Use Unit 23, Warehousing and Wholesaling.

**Recommended:** Use Unit 15 excluding air conditioning and heating, bait shops, bottled gas, fence, fuel oil, general merchandising establishment (NEC), heating equipment, ice plant, lumber yard, model homes (for display only), plumbing shop, portable storage building/sales, air conditioning, plumbing, frozen food locker, kennel, linen supply, and packing and crating of household and other similar goods.

Use Unit 23 permitting only the wholesaling and warehousing storage dedicated to the storage of the occupant's goods, excluding trucking establishments and truck rentals.

No outside storage or display of merchandise shall be permitted.

Maximum Building Height: One story, not to exceed 26'

Maximum Building Floor Area:	19,000 SF
Use Unit 15	4,000 SF
Use Unit 23	15,000 SF

Minimum Off-Street Parking: One space per 400 SF for trades and services and one space per 5,000 square feet for warehousing and wholesaling plus one loading berth.

Minimum Building Setbacks:	
from Centerline of 48th Place	105'
from West Boundary	15'*
from East Boundary	15'*
from North Boundary	25'

\* Subject to meeting access requirements of emergency vehicles as determined by the City of Tulsa. In the alternative, a setback of 5' on the west and 25' on the east would be permitted.

Minimum Landscaped Open Space: 5% of net site \*\*

\*\* 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. A landscape buffer strip for trees and shrubbery shall be planted on the subject tract between the parking lot and street right-of-way plus landscaping placed on parking lot islands and along all south elevations. The applicant's text proposed 870 SF which is 1.8% of the net site area.

- 3) That all trash, mechanical and equipment areas, in particular any roof mounted equipment, shall be screened from public view.
- 4) That all exterior lighting shall be directed downward and away from adjacent residential areas.
- 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code as follows:

**Requested:**

Ground Signs: Maximum height 20 feet  
Maximum display area 50 SF  
Wall Signs: Shall not exceed 1-1/2 SF of display surface area per lineal foot of building wall to which the sign is affixed.

**Recommended:**

Ground Signs: One monument sign which shall not exceed 8' in height or a display surface area of 64 square feet which shall be internally lighted or ground lighted by constant light.  
Wall Signs: Wall signs shall not be permitted on the west building elevation. Wall signs shall not exceed 1 SF of display surface area per lineal foot of building wall to which the sign is attached. Wall signs shall be internally lighted by constant light and not exceed 2' in height.

- 6) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
- 7) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 8) That a Detail Site Plan, including elevations of the proposed building(s), shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit. All exterior building facades shall be masonry and metal buildings are not permitted.



- 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.

Applicant's Comments:

Mr. Riddle advised this development would be called the J & C Trade Center and the proposed use was for a carpet warehouse and wholesaling business. He indicated the applicant was in agreement with the changes as recommended by the Staff. Mr. Riddle pointed out the 5% minimum landscape, which was a major deviation from that originally requested. He commented there were substantial changes to the signage, but he was in agreement with the Staff.

Interested Parties:

Ms. Linda Harper (8720 East 47th Place), Secretary of the Regency Park Homeowner's Association, read a letter addressing drainage problems caused by a previous development for properties along South 94th East Avenue, and the fear that any further development would add to an existing flooding problem. Ms. Harper stated that the homeowners also had concerns as to the building heights, and was advised that the recommendation, if approved, would restrict the height to 26 feet.

Chairman Parmele advised that the Department of Stormwater Management (DSM) report indicated a watershed development permit would be required at the time of platting, and specific drainage requirements would also be determined during the platting process. Ms. Harper commented that all the homeowners had to go by was the previous development, and they were promised at that time that no more water would be added to the area. Mr. VanFossen reviewed the DSM requirements for detention/retention ponds.

Mr. Gardner asked Ms. Harper which direction the water flowed in her backyard before the existing developments were built to the east. Ms. Harper stated the water flowed "out back and down the sides", and it now had to go around the buildings and to the front. Mr. Gardner then inquired if the water falling in her back yard was going west or east. Ms. Harper replied it was now going west, but it used to go north and south. In reply to Mr. Draughton, Ms. Harper confirmed the work being done by DSM to clean out the creek in this area, and she discussed the previous contacts she has had with DSM to clear up the water flow problems from the existing development (PUD 286-A).

Applicant's Rebuttal:

Mr. Riddle, responding to the drainage concerns, stated that the water flow from this project would probably be directed to the south and away from the residential area on the west. He reiterated that the drainage would be addressed through the platting process.

Review Session:

Ms. Kempe moved for approval of the zoning and the PUD, subject to the conditions. Mr. VanFossen inquired if DSM had any responsibility in verifying that projects being constructed were, in fact, in compliance with the approved plans. Mr. Gardner commented that City Engineering and DSM were working together so that DSM would have the ability to inspect the developments to assure they were being built according to plan. Mr. Gardner stated that he thought the City Engineer was supposed to do the inspections, but DSM was wanting to do the review as far as drainage was concerned. Mr. VanFossen remarked he was for the motion, but would like to have the TMAPC go on record as requesting DSM to review PUD 286-A to verify that the development was constructed in accordance with the approved plans. Ms. Kempe accepted this suggestion as part of her motion. Mr. Draughton agreed with the comments of Mr. VanFossen in regard to PUD 286-A, and was informed by Mr. Gardner that the action by the TMAPC would "red flag" this item for DSM review. Mr. VanFossen clarified that the request to DSM regarding PUD 286-A would have no effect on this zoning and PUD request.

TMAPC ACTION: 9 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Doherty, Draughton, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **APPROVE Z-6148 & PUD 425 Riddle for IL zoning on the east 115' of the subject tract**, as recommended by Staff; and **REQUEST** Department of Stormwater Management review of PUD 286-A to verify compliance of construction with the approved plans.

Legal Description: Z-6148

**IL zoning** on the east 115' of a tract described as follows, to-wit: The east 150' of Lot 1, Block 1, REGENCY PLAZA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Legal Description: PUD 425

The east 150' of Lot 1, Block 1, REGENCY PLAZA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

\* \* \* \* \*

PUBLIC HEARING TO AMEND THE CITY OF TULSA ZONING CODE TO INCLUDE ESTABLISHING A HISTORIC PRESERVATION (HP) ZONING DISTRICT

TMAPC ACTION: 9 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **CONTINUE** Consideration of a Public Hearing to amend the City of Tulsa Zoning Code to include establishing a Historic Preservation (HP) Zoning District until Wednesday, **April 8, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

**PUD 423:** 1317 East 37th Street, Lee Dell Addition

Staff Recommendation: Restrictive Covenant Agreement

Mr. Wilmoth commented this was in regard to a PUD where a duplex was converted to a triplex (with RM-0 zoning). Staff submitted the documentation in regard to this matter, and recommended APPROVAL subject to review and approval of the Legal Department.

TMAPC ACTION: 9 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Crawford, Rice, "absent") to **APPROVE** the **Restrictive Covenant Agreement for PUD 423**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:06 p.m.

Date Approved 4-15-87  
[Signature]  
Chairman

ATTEST:  
[Signature]  
Secretary

