

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1654
Wednesday, **June 17, 1987**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Crawford	Frank	Linker, Legal
Doherty, 2nd Vice- Chairman	Kempe	Jones	Counsel
Draughon	Paddock, 1st Vice- Chairman	Kane	
Parmeale, Chairman	Rice	Lasker	
Wilson	VanFossen,	Setters	
Woodard	Secretary	Wilmoth	

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, June 16, 1987 at 8:50 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:37 p.m.

MINUTES:

Approval of Minutes of June 3, 1987, Meeting #1652:

On **MOTION** of **WOODARD**, the Planning Commission voted **5-0-1** (Carnes, Doherty, Parmele, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Minutes of June 3, 1987**, Meeting No. 1652.

Correction to Minutes (Legal Descriptions):

On **MOTION** of **WILSON**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; "abstaining"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Correction to the Minutes of February 11, 1987**, Meeting No. 1636, page 10 (Z-6145); and the **Correction to the Minutes of April 22, 1987**, Meeting No. 1647, page 15 (PUD 429); both applications submitted by Quik Trip Corporation.

Report of Receipts & Deposits for the Month Ended May 31, 1987:

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended May 31, 1987**.

REPORTS:

Chairman's Report:

Chairman Parmele advised receipt of a letter from Circle K requesting a public hearing to consider amendments to the Zoning Code referencing the calculation of the display surface of their signs. Chairman Parmele referred this to the Rules & Regulations Committee for their consideration.

Director's Report:

Mr. Jerry Lasker advised of the Technical Advisory Committee (TAC) meeting on June 15, 1987 in regard to the Environmental Impact Statement (EIS) for the Creek Expressway. Mr. Lasker introduced Mr. Tom Kane to brief the Commission on the EIS process.

Mr. Kane advised that the consulting firms involved, headed by Barnard, Dunkelberg & Company, would prepare a draft EIS by February 15, 1988. The EIS would make no recommendations, as the consultants' responsibility would be to only present the pros and cons of all alternatives reviewed, not just the 96th Street Corridor. Mr. Kane noted the February 15, 1988 date was an extremely optimistic schedule. In the interim there would be additional TAC meetings, as well as a strong effort for citizen input and meetings due to the controversial nature of the project.

Mr. Kane stated that, in order to meet the projected February 15, 1988 deadline, the draft EIS would have to be issued to the Federal Highway Administration, Fort Worth, in January 1988 to receive their comments. If the February 15th date is met, the State would then must give a 30 day notice for a public hearing to be held on March 15th, 1988. Following the public hearing in March 1988, time would be needed to complete the public hearing minutes, as well as obtain the consultants' responses to comments presented at the public hearing. After this was worked up, it would be incorporated into a final EIS draft for resubmission to the Federal Highway Administration.

The Federal Highway Administration would then have 30 days to respond to the Oklahoma Department of Transportation (ODOT) as to their agreement that the EIS process had been conducted properly, not whether or not they agree with the project itself. Mr. Kane advised that then there was no time limit for the Federal Highway Administration to give a Record of Decision, i.e. formal agreement or disagreement with this particular project. Mr. Kane informed that when the Federal Highway Administration gives their Record of Decision, this only indicates whether or not the project would be eligible for federal funding. If eligible, the actual project funding would come through ODOT. Mr. Kane re-emphasized the schedule, at this point, was very optimistic and would depend on the amount of citizen input.

REPORTS: Director's - Cont'd

In reply to Ms. Wilson, Mr. Kane clarified that the City of Tulsa approached ODOT to request an EIS on the 96th Street Corridor, and while this was being looked at, there were other options also being reviewed to compare this Corridor with other alternatives, as required by the EIS process. The Record of Decision by the Federal Highway Administration would concur whether or not the project proposed at 96th Street was eligible for the federal funding.

Ms. Wilson stated she understood the EIS did not support any particular option as it merely outlined the alternatives, but she questioned if the Federal Highway Administration would be picking a route. It was explained that to have federal funding approved, a route must meet the various standards. Mr. Lasker further clarified that, should the 96th Street route prove to be environmentally unsound, then the funds could not be allocated to this alternative. In reply to Mr. Draughon, Mr. Lasker explained that analyzing the various alternatives (not just the 96th Street Corridor) was a part of the entire federal process in conducting an EIS.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL & WAIVER REQUEST OF SUBDIVISION REGULATIONS:

Fairway Park (Amended) (PUD 347) (382) West 65th & So 27th W Ave (RMT, RS-3)

Preliminary plat approval, waiver request of the Subdivision Regulations requiring 50' right-of-way and 50' cul-de-sac radius, and PUD 347-2 Minor Amendment for building setback.

Mr. Scott Morgan (815 East First Place), representing Home Savings & Loan Association, requested a one week continuance due to some unresolved technical problems. Chairman Parmele advised receipt of a letter from the Traffic Engineer's office on this matter suggesting that an alternate proposal from that originally submitted would be viewed more favorably.

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **CONTINUE Consideration of Fairway Park & PUD 347-2** until Wednesday, **June 24, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

ACCESS CHANGE AND CORRECTION TO RECORDED PLAT:

Executive Estates (3593) West of the NE/c of East 61st & So 72nd E Ave (RS-3)

This is a dual application to approve an access change and correct an error that has been discovered in the recorded Plat. The access point has been approved by Traffic/City Engineering and will allow a driveway to the back of Lot 2, Block 1, across Lot 1. This approval is given because of the steep terrain on these lots, and access from the proposed location will allow a much better gradient on the driveway. The error in the recorded plat indicated a lot dimension of 250.51' on the common line between Lots 1 and 2. The dimension should be 243.96', and same is certified by the original surveyor. It does not affect any City right-of-way or easement(s). Staff recommends APPROVAL of both the access change and the correction.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Access Change and Correction to Recorded Plat for Executive Estates**, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

Z-6076 Woodland Hills Mall (183) N of the NE/c of 71st & Memorial (CS, AG)

This is a request to waive plat on a portion of Lot 1, Block 2 of the above named subdivision. Two restaurants are planned (Long John Silvers and a Burger Street "drive through"). Since it is already platted, has access to the shopping center "ring road", utilities are available, and no access is planned to Memorial, applicant is asking for waiver of Section 260. Staff has no objections, subject to the following:

- (a) Grading and drainage plan approval through the permit process (Stormwater Management).
- (b) It may be advisable to move the dumpster pad so that it does not encroach on the sanitary sewer/storm sewer easement. (Subject to approval of Water and Sewer Department and Department of Stormwater Management.)
- (c) Plot plan and recorded plat do not agree on location of easements. Verify and correct plot plan to show proper location of easements.

Department of Stormwater Management advised that detention is already provided, but a routine permit application is required. Water and Sewer Department advised that (for the record) no drain into the sanitary sewer will be allowed from the dumpster pad. Also for the record, Traffic advised no access is allowed to Memorial. (None is planned) Water and Sewer Department recommended provisions be filed by separate instrument

Z-6076 Woodland Hills Mall - Cont'd

regarding landscape and paving repair. Location of the dumpster was no problem. Final plans would show proper location of all easements. Mr. Johnsen advised that mutual access and parking agreements are already filed. Staff advised that a lot split would be filed to separate the two restaurants. All conditions herein apply to the split so it can be processed concurrent with the application, including any waivers.

The TAC voted unanimously to recommend **approval** noting Section 260 will be met upon completion of the following conditions:

- (a) Grading and drainage plan approval by Department of Stormwater Management through the permit process. On-site detention already provided in Woodland Hills Mall pond.
- (b) Provide landscape and pavement repair agreement by separate instrument if not included in plat of record.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **5-1-0** (Carnes, Doherty, Parmele, Wilson, Woodard, "aye"; Draughon, "nay"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Waiver Request for Z-6076 Woodland Hills Mall**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR WAIVER:

L-16863 VHG Prop. (1794) SE/c of 21st Street & South 125th East Avenue (CS)

This is a request to split an existing commercial building into three lots down the common wall of each unit. The applicant has indicated that a mutual access and parking agreement is being drawn up, and the common walls separating the units are fire rated walls all the way to the roof. This request will require a variance from the Board of Adjustment in order to meet the minimum lot frontage in the CS District.

Staff recommended approval, subject to the following conditions:

- (1) Approval from the Board of Adjustment for case #14511 for the above mentioned variance.
- (2) Approval from the Building Inspector's office for the inspection of the fire rated wall separating the units and that this wall be in place to the roof.
- (3) Approval from the Water and Sewer Department for individual access to each of the service lines.
- (4) That a mutual access and parking agreement be signed and filed of record at the courthouse, and a copy of said document be kept in this lot split file.

L-16863 VHG Properties - Cont'd

- (5) That a common wall and maintenance agreement be signed and filed of record at the courthouse, and a copy of said document be kept in this lot split file.
- (6) Minimum Impact Watershed Development Permit required. (Department of Stormwater Management)
- (7) Access change will be required and approval recommended to show access point at existing driveway.

Staff noted that #3, 4, and 5 above could probably be accomplished all on one document if desired.

The TAC voted unanimously to recommend **approval** of L-16863, subject to the conditions outlined above by Staff and TAC.

Comments & Discussion:

In reply to Chairman Parmele, the applicant stated agreement to the conditions of the TAC and Staff recommendation. In reply to Mr. Draughon, Mr. Wilmoth clarified the lot line and the wall of the building were the same.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Lot Split Waiver for L-16863 VHG Properties**, subject to the conditions as recommended by the TAC and Staff.

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L-16865 Veltman (1993) West of the SW/c of 37th & South Yorktown (RS-2)

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **CONTINUE Consideration of L-16865 Veltman** until Wednesday, **July 8, 1987** at 1:30 p.m. In the City Commission Room, City Hall, Tulsa Civic Center.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16870 (3194) Carter/Wiseman
L-16872 (1993) Brookside

L-16873 (783) Albert Equipment

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification of Prior Approval**, as recommended by Staff.

ZONING PUBLIC HEARING:

Application No.: **PUD 417-A** Present Zoning: OH, OM, OL, P & RS-3
Applicant: **Norman (St. John's Hospital)** Proposed Zoning: Unchanged
Location: NE/c of East 21st Street & South Utica Avenue
Size of Tract: 20.89 acres (PUD 417)

Date of Hearing: June 17, 1987

Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Building (583-7571)

Staff Recommendation: Major Amendment and Amended Detail Landscape Plan

PUD 417 is 20.89 acres in size and located on the east side of South Utica Avenue, between East 17th Street and East 21st Street. The PUD is divided into 11 development areas (A-K) and has been approved for hospital/medical and related uses. PUD 417 was approved by the TMAPC on May 14, 1986 and by the Tulsa City Commission on June 24, 1986.

The applicant is now requesting a major amendment to decrease the approved square footage of Development Area A for hospital uses by 45,000 square feet (1,769,122 square feet to 1,724,122 square feet) and increasing the permitted square footage in Development Area B by the same 45,000 square feet (115,000 square feet to 160,000 square feet). The applicant is also request an increase in the maximum building height in Development Area B from 45 feet to 74 feet. The text of PUD 417 indicates that this area was approved for a 65' maximum height under an earlier PUD.

After review of the submitted plans, discussion with the applicant and field investigation of the site, Staff conditionally supports transfer of square footage, and the increased height of the proposed structure. The increased height will require additional screening from the remaining residences to the northeast. This has been addressed by an Amended Detail Landscape Plan with increased landscape screening along the east 223 feet of the north boundary and also increased landscaping along the south 50 feet of the east boundary for Development Area H. It is also noted that there will be no windows on the north side of the elevator wing at the northeast corner of the new building. The elevator wing itself will act to screen the windows along the north wall from the residences to the northeast.

PUD 417-A Norman (St. John's) - Cont'd

Staff finds that, with the Amended Detail Landscape Plan, PUD 417-A will be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and; (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends APPROVAL of PUD 417-A as follows:

- 1) That the applicant's submitted plans, Text, and Amended Detail Landscape Plan be a condition of approval.
- 2) **Development Standards:**
 - a) All Development Standards will remain as approved by the TMAPC and City Commission for PUD 417 except that the building height will be increased from 45' to a maximum of 74'.
 - b) That the building floor area allocated to Development Area A be reduced by transferring 45,000 square feet to Development Area B as follows:

Adjusted Development Area A	1,724,122 sf
Adjusted Development Area B	160,000 sf
 - c) Amended Development Standards shall be reflected in amendments to the Restrictive Covenants, filed of record in the County Clerk's Office, incorporating the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants prior to the granting of an Occupancy Permit. It is noted that the TMAPC granted a waiver of the platting requirement on PUD 417 July 2, 1986.

NOTE: The applicant has requested early transmittal of this case to the City.

Applicant's Comments:

Mr. Carnes asked Mr. Norman if the applicant was in agreement with the Staff recommendation and conditions of approval. Mr. Norman confirmed agreement and submitted photos of the area indicating the two floors being added to the building currently under construction. Mr. Norman commented that the surrounding neighbors have been contacted as to this amendment.

Ms. Wilson commented that, with this change, she felt it was a good gesture that the Hospital addressed the landscaping requirements. Chairman Parmele stated he understood the original design of the building was for eight stories, and inquired why the applicant was not seeking this in the beginning. Mr. Norman replied that he was not aware of any plans beyond the current proposal involving the five floors.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Major Amendment and Amended Detail Landscape Plan for PUD 417-A Norman (St. John's)**, as recommended by Staff, and Early Transmittal of same to the City Commission.

Legal Description:

The SW/4 of the SW/4 of the SE/4 of Section 7, T-19-N, R-13-E, Tulsa, Oklahoma, and Lots 1 - 15, REDDIN THIRD ADDITION to the City of Tulsa, Tulsa County, Oklahoma according to the recorded Plat thereof; AND Lots 7 - 18, Block 3, EDGEWOOD PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

OTHER BUSINESS:

PUD 411/Z-5842-SP-1: NE/c South Memorial Drive and East 98th Street

Staff Recommendation: Detail Sign Plan

The subject tract has an area of 4.2 acres and has been developed for an automobile dealership. A Detail Site Plan for the development and an Initial Detail Sign Plan/Minor Amendment have been previously approved by the TMAPC.

The applicant is now requesting approval for a monument sign to be located at the northwest corner of the tract. The Development Standards for signs which were submitted by the applicant and approved by the TMAPC and City state:

"Monument signs shall be permitted at each arterial street entry with a maximum of 60 square feet display surface area and 6 feet in height. Monument signs shall be permitted at each nonarterial street entry with a maximum of 32 square feet of display surface area and 4 feet in height."

The location at which the monument sign is proposed would permit a sign to be a maximum of 6' in height and a maximum display surface area of 60 square feet. The proposed sign meets these criteria. Staff recommends **APPROVAL** of the Detail Sign Plan as follows:

PUD 411 Minor Amendment - Cont'd

- (a) Subject to the submitted plans.
- (b) That no portion of the sign be placed on a private or public utility easement without the concurrence of any affected agency prior to construction of the sign.

TMAPC ACTION: 6 members present

On **MOTION** of **WILSON**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, Paddock, Rice, VanFossen, "absent") to **APPROVE** the **Detail Sign Plan for PUD 411**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved 7/28-07
[Signature]
Chairman

ATTEST:
[Signature]
Secretary