

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1672

Wednesday, November 4, 1987, 1:30 p.m.

- City Commission Room, Plaza Level, Tulsa Civic Center

**MEMBERS PRESENT**

Carnes  
Doherty, 2nd Vice-  
Chairman  
Kempe  
Parmele, Chairman  
Rice  
VanFossen, Secretary  
Wilson  
Woodard

**MEMBERS ABSENT**

Crawford  
Draughon  
Paddock

**STAFF PRESENT**

Frank  
Matthews  
Setters  
Wilmoth

**OTHERS PRESENT**

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 3, 1987 at 9:25 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 1:35 p.m.

**MINUTES:**

**Approval of Minutes of October 21, 1987, Meeting #1670:**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Minutes of October 21, 1987, Meeting #1670.**

**REPORTS:**

**Chairman's Report:**

Chairman Parmele reminded the Commission members there would be no meeting next week, November 11th, due to observance of Veteran's Day.

**Committee Reports:**

**Rules & Regulations Committee:** Consideration of approval of a recommendation from the Committee to include the Zoning Matrix as an appendix to the Tulsa City and County Zoning Codes.

On **MOTION** of **KEMPE**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the inclusion of the **Zoning Matrix** as an appendix to the City and County Zoning Codes, as recommended by Staff and the Rules & Regulations Committee.

Director's Report:

- a) Review comments and approval of a resolution regarding Urban Renewal Plan amendments, finding them in conformance with the Comprehensive Plan.

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Doherty, Draughon, Paddock, "absent") to **CONTINUE Consideration of a resolution regarding Urban Renewal Plan Amendments** until Wednesday, **November 18, 1987**, 1987 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

- b) Authorization to file an amendment to the District 11 Plan and to waive fees on a companion zoning change at the NW/c and NE/c of Pine and Union. The request was submitted by letter from Commissioner J.D. Metcalfe.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the filing of an amendment to the District 11 Plan and a waiver of fees on a companion zoning change.

- c) Ms. Dane Matthews briefed the Commission on the outcome of the District Planning Team elections, commenting on the good citizen turnout. She stated she would be providing an updated listing of officers, addresses, etc. Ms. Matthews also suggested, and Chairman Parmele concurred, the Rules and Regulations Committee review the TMAPC liaison assignments for each District. Ms. Wilson suggested another workshop and/or training session be arranged for the 21 new Planning Team officers in the near future.

## SUBDIVISIONS:

### PRELIMINARY PLAT APPROVAL:

#### USPCI Research & Business Park (2992) 4322 South 49th West Avenue (IR, IL, AG)

This is the first phase of a larger tract that was approved for IR, IL and IM zoning. This plat overlaps into an AG District on the north for approximately 146 feet. However, since the plat is one lot and block and will meet any of the zoning district requirements, it does meet the Subdivision Regulations as submitted except for the scale. Staff has no objection to the 1" = 50' scale and recommends waiver of that requirement. No site plan was submitted with this plat but Staff has been advised that the building is too close to the AG line and either a Board of Adjustment application will be necessary or a zoning application to extend the IR/IL classification further north. The TAC and TMAPC should be aware that a building permit has already been issued by the County Building Inspector.

County Engineering advised that they recommended that the right-of-way on South 49th West Avenue be cleared back to the 50' line, including removal of any existing fences.

In discussion, utilities questioned the availability of an easement parallel to 49th West Avenue. Staff suggested this be worked out in a coordination meeting where more detailed information might be available.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of USPCI Research and Business Park, subject to the following conditions:

1. Waiver of scale is recommended from 1" = 100' to 1" = 50' as submitted.
2. On face of plat show:
  - (a) Under title: "A subdivision in the NE/4, Section 29, T-19-N, R-12-E, Tulsa County, Oklahoma."
  - (b) Show in dashed lines on the east side of 49th West Avenue: West 43rd Street South.
  - (c) Show number of lots and acres under the location map.
  - (d) Show the Gilcrease Expressway all the way through the section on the location map.
3. Covenants: Section I, A: Use standard deed of dedication (Utility easements are dedicated, but nothing indicates dedication of the street right-of-way on 49th).
4. Indicate "Page 1 of 2", etc. as applicable.
5. Applicant should advise the owners of the various pipelines crossing this property that it is being platted and endeavor to protect the lines to the satisfaction of those owners. (Since applicant is more familiar with what is to be done this should be his responsibility.)

USPCI Research & Business Park - Cont'd

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 lines and/or lot lines. (PSO require overhead on perimeter in covenants.)
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission.
11. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by County Engineer.
12. It is recommended that the developer coordinate with County Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
13. 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.
14. 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.
15. A Corporation Commission letter (or Certificate of Nondevelopment) 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.
16. 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.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

**USPCI Research & Business Park - Cont'd**

Comments & Discussion:

Chairman Parmele inquired how the applicant could obtain a Building Permit prior to approval on the Preliminary Plat. Mr. Wilmoth explained that this plat was, more or less, after the fact. Mr. Doherty stated concern that the Permit had already been Issued, and inquired what would happen should the TMAPC deny the Preliminary Plat. Mr. Wilmoth stated that the applicant was proceeding at their own risk and, should this be denied by the TMAPC, then the applicant could not meet Section 260 of the Code. Ms. Kempe also expressed concerns and commented she would not want to see this happening too frequently.

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Preliminary Plat for USPCI Research & Business Park**, subject to the conditions as recommended by the TAC and Staff.

**FINAL PLAT APPROVAL & RELEASE:**

Hunters Hills (PUD 358)(3483) East 121st Street & South Canton Avenue (RS-1)

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Final Plat of Hunters Hills** and release same as having met all conditions of approval.

**REQUEST FOR WAIVER (Section 260):**

Z-6163 Riverview Village 2nd (3692) 5308 South Peoria Avenue (CS)

This is a request to waive plat on Lot 1, less the north 150' thereof, Block 2 of the above named plat. The property presently contains a car wash that will be removed and replaced with a commercial strip center. The lot is already paved and an overlay is planned with the new building, as per plot plan. Staff had no objection to the request, subject to the following:

- (a) Grading and drainage plan approval of Department of Stormwater Management, through the permit process.
- (b) Access control agreement required by Traffic Engineering.
- (c) Utility easements: Additional 5' in rear to total 10' and 17.5' parallel to South Peoria.

Z-6163 Riverview Village 2nd - Cont'd

The TAC voted unanimously to recommend **approval** of the request, noting Section 260 will be met upon completion of the conditions outlined by Staff.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Waiver Request for Z-6163 Riverview Village 2nd**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

**Hillcrest Utica Park (PUD 432)(793)** NE/c of East 13th & South Utica Avenue  
(OL, RM-2, RS-3)

This was informally reviewed by TAC without an application on 9/10/87. Comments were made, including the requirement that a formal application for waiver must be submitted. A copy of the minutes of the previous TAC review was provided for information. This is the formal request mentioned in the minutes.

Staff noted that applicant will propose to meet the requirements of Section 260 by filing the PUD conditions by separate instrument. Some of the basic requirements were noted as follows:

1. Grading and drainage plan approval is required by Department of Stormwater Management (DSM) through the permit process. Payment of fees-in-lieu-of detention as per DSM letter dated 8/20/87.
2. Right-of-way on Utica is only 30' whereas 50' is required by the Major Street Plan. Very little, if any additional right-of-way has been obtained along Utica in recent years in this area north of the expressway. Many structures sit very close to the existing property lines.
3. Technical Advisory Committee also previously advised that some left turn bays may be needed in the redesign of the 12th Street intersection. Utilities in general, will require an additional easement parallel to Utica (17.5') regardless of whether any additional right-of-way is acquired or not.

**Comments & Discussion:** TAC

Mr. Charles Norman, representing Hillcrest, had previously stated for the record that they would be opposed to dedication of additional right-of-way on South Utica, since none had been required on other applications in the area. However, he did advise that when the remaining lot in this block is acquired, changes are recommended in

## Hillcrest Utica Park - Cont'd

the 12th and Utica intersection, and Hillcrest will work with the City to modify and improve that corner, including dedication of right-of-way diagonally across the front and corner to accommodate new paving and a better alignment. Since the review on 9/10/87 further consideration had been made, and Mr. Norman advised that the applicant would be willing to dedicate an additional 10' to total 40' from centerline. Traffic and City Engineering advised for the record, they could not recommend waiver of the Major Street Plan requirement, consistent with past actions and policies. Mr. Norman and Mr. Sack provided a map of South Utica from the Crosstown Expressway to 21st showing actual right-of-way existing. Only one block has as much as 80' but most is much less.

Existing utilities and/or easements within the interior of the project will need to be abandoned and easements closed/vacated. (Separate process from the TMAPC platting procedures, through City Engineering and City Commission.) Discussion continued on the utility easement requirements. If 40' is the total dedication, utilities still preferred 17.5' additional for an easement. However the PUD has been approved allowing buildings 50' from centerline. Applicant preferred a total 40' dedication with an additional 7.5' easement so the easement line would not directly abut the buildings. An additional 10' utility easement around the rest of the block was also requested by utilities.

The TAC voted to recommend APPROVAL of the request, noting Section 260 requirements will be met upon completion of the following conditions; and further noting the Traffic and City Engineers' statements regarding waiver of the Street Plan.

- a) Grading and drainage plan approval by Department of Stormwater Management through the permit process.
- b) Utility easements as follows:
  - (1) 17.5' on South Utica. (Applicant requesting this be reduced to 7.5' if 40' of right-of-way is dedicated.)
  - (2) 10' on other perimeter streets.
- c) Dedicate right-of-way on Utica to meet Major Street Plan of 50' from centerline. (The applicant requesting waiver of 50' requirement and proposes to dedicate an additional 10' to total 40' from centerline.
- d) PUD conditions to be filed by separate instrument. Utilities requested a paragraph be included regarding landscape repair similar to the following: "THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE."

Hillcrest Utica Park - Cont'd

Comments & Discussion: TMAPC

Mr. Norman reiterated the request for the additional 10' of right-of-way dedication to total 40', and a reduction of the easement to 7.5', should the total dedication be approved at 40'.

TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Waiver Request for Hillcrest Utica Park**, subject to the conditions as recommended by the TAC and Staff, with a modification to include the additional 10' dedication of right-of-way (totaling 40' from centerline), and a reduction of the easement requirement to 7.5' on South Utica.

\* \* \* \* \*

Temporary Open Air Activities (Use Unit 2, Subsection 1202.2)

On March 30, 1982 the Zoning Code was amended by Ordinance #15307 which requires that special exceptions granted by the BOA within Use Units 2, 4, 5 and 20 shall be "subject to a plat", and that no building permit or zoning clearance permit may be issued until the tract has been platted or the provision waived by the TMAPC upon a determination that the platting purposes have already been achieved.

The Code lists certain Open Air Activities, such as: carnivals, Christmas tree sales, circuses, construction facilities (off-site), and tent revivals. Since these activities are of a temporary nature, the filing of a plat would be unnecessary and a time consuming burden on the applicant. Therefore, Staff recommends that the TMAPC adopt a policy of waiving the platting requirement of the above listed temporary open air activities, and that this recommendation and policy be transmitted to the BOA and the Building Inspector so that the processing of applications for Temporary Open Air Activities may be expedited.

Staff notes that this policy was adopted by the TMAPC on October 12, 1983, but was for a temporary time period of six months, pending possible amendment of the Zoning Code. The Code was never amended, and Staff is of the opinion that, since these uses are temporary, a continuing or permanent policy would adequately serve to expedite the permit process without jeopardizing any plat requirements for permanent uses allowed by the Code.

Comments & Discussion:

Mr. Carnes inquired as to defining the word "temporary" as it relates to a length of time for these activities. Mr. Linker advised there was no specified time period, but these were not a permanent use of the property. Mr. Wilmoth pointed out that, of the activities listed above, the



## Temporary Open Air Activities - Cont'd

Christmas tree lots were probably the longest use. In reply to Mr. VanFossen, Mr. Wilmoth explained that construction facilities off-site would be a use such as a temporary batch plant for highway construction.

Ms. Wilson asked if the policy, as adopted on October 12, 1983, was an open-ended policy or was it a policy because it related to a specific case before the Commission. Mr. Wilmoth replied it was open-ended in that it did not refer to a particular application, but the minutes reflected it was for a six month period. Ms. Wilson suggested that this policy be referred to the Rules and Regulations Committee to have this formally added to the list of policies of the TMAPC.

Mr. Doherty moved for adoption of the policy on a permanent basis, noting this appeared to be more of a housekeeping nature and that the Rules and Regulations Committee was currently under a heavy burden with other issues. Chairman Parmele confirmed this would be referred to the Rules and Regulations for review and inclusion on the list of TMAPC policies.

### TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **ADOPT** the **Policy to waive the plat requirements for Temporary Open Air Activities (Use Unit 2, Subsection 1202.2)**, as recommended by Staff.

### ACCESS CHANGE ON RECORDED PLAT:

#### Braden Steel Center (704)

5199 North Mingo Road

(1M)

The purpose of this request is to adjust driveways with platted access points and to add additional points on North Mingo. The Traffic Engineer and Staff both recommend **APPROVAL** of this application.

### TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Access Change for Braden Steel Center**, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-16949 Murray (1923) NW/c of 146th Street North & North Lewis Avenue (AG)

This is a request to split out a one acre lot from a ten acre tract that is located in an AG District. This lot split will require a variance of the bulk and area requirements because the minimum lot size in the AG District is two acres. Several lots in the area are comparable to the one acre proposed lot.

The Staff recommended **approval** of this request, subject to the following conditions:

- 1) Approval from the Board of Adjustment (Case #777).
- 2) The dedication of additional right-of-way for Highway 20 and Lewis Avenue, as per the Major Street Plan. (60' on Highway 20 and 50' on Lewis).
- 3) Approval letter from Washington County RWD #3 stating water service is available to both the subject tracts.
- 4) Approval from City-County Health Department for passing percolation tests in order to allow septic systems.

The TAC voted unanimously to recommend **approval** of the L-16949 subject to the conditions outlined by Staff.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Lot Split Waiver for L-16949 Murray**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

L-16950 Lopez (3392)

5910 South 33rd West Avenue

(RS)

This is a request to split a 117.5' x 179.5' tract into two 58.75' x 179.5' lots. This action will require a minor variance of the lot width requirement from 60' to 58.75'. There are two residences on the subject tract and the applicant wants to be able to sell each house separately.

Staff recommended **approval** of this request subject to the following conditions:

L-16950 Lopez - Cont'd

- 1) Approval (Case #779) of the County Board of Adjustment.
- 2) The dedication of additional right-of-way needed as per the Major Street Plan.
- 3) Any additional utility easements that may be necessary in order to service the subject tract (17.5' utility easement parallel to 33rd).
- 4) Approval from the Water and Sewer Department for access to their facilities. (Separate water meters required for each house.)

The TAC voted unanimously to recommend **approval** of L-16950, subject to the conditions outlined by Staff.

**TMAPC ACTION: 8 members present**

On **MOTION** of RICE, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Lot Split Waiver for L-16950 Lopez**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

**L-16947 Winn (3672)** South of the SW/c of 171st St. & Peoria Ave. (AG)

This is a request to split a ten acre tract into three lots. The two eastern lots contain two acres (net) and measure 150' x 580.81', and the western lot contains 5.65 acres with a 30.36' handle along the north boundary of the subject tract to Peoria Avenue. This request will require a variance from the Board of Adjustment because the property is zoned AG and the minimum lot width is 200' and the proposal is for two 150' lots. (Area requirements are met)

The Staff considers this request to be minor in nature, and recommend **APPROVAL** subject to the following conditions:

- 1) Approval of Board of Adjustment (Case #776).
- 2) The dedication of a total of 50' of right-of-way for Peoria Avenue.
- 3) Approval from Creek County RWD #2 for water service (already provided).
- 4) Approval from the City-County Health Department for percolation tests to allow septic systems.
- 5) The granting of any additional utility easements that may be necessary in order to service the subject tract.

County Engineer recommended a building line be required along the north side of Tract A, to prevent structures from being too close should the 30' access handle eventually become part of a street (25' recommended).

L-16947 Winn - Cont'd

The TAC voted unanimously to recommend **approval** of L-16947, subject to the conditions outlined by Staff including a 25' building line requirement on Tract A.

**TMAPC ACTION: 8 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the **Lot Split Waiver for L-16947 Winn**, subject to the conditions as recommended by the TAC and Staff.

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

L-16951 (1793) Hooper	L-16959 ( 383) Canyon Creek
L-16954 (1992) Childers	L-16961 ( 404) Secrist
L-16955 (1392) Holmes	L-16962 (3602) TDA
L-16956 ( 704) Braden	L-16963 (2502) TDA
L-16958 (2684) Wanen	

**TMAPC ACTION: 8 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

**ZONING PUBLIC HEARING:**

Application No.: **Z-6178 & PUD 306-B** Present Zoning: RS-3  
Applicant: **Jones (Grupe Development)** Proposed Zoning: CS  
Location: NE/c & SE/c of East 95th Street & South Delaware  
Size of Tract: 21.76 acres, approximate  
Date of Hearing: November 4, 1987 (Continuance requested to 12/9/87)  
Presentation to TMAPC by: Mr. Bill Jones, 3800 First National Tower (581-8200)

**TMAPC ACTION: 7 members present**

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Carnes, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Doherty, Draughon, Paddock, "absent") to **CONTINUE Consideration of Z-6178 and PUD 306-B Jones (Grupe Development)** until Wednesday, **December 9, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

**PUD 108-A-1:** Southeast of East 31st Street and South 73rd East Avenue

Staff Recommendation: **Minor Amendment to Detail Site Plan  
and Detail Landscape Plan**

The subject tract has an area of 1.5 acres and is located southeast of the intersection of East 31st Street and South 73rd East Avenue. PUD 108-A was approved for a church parking lot for the Woodlake Assembly of God Church; the parking lot is in the final stages of construction at this time. The applicant is requesting approval to delete the berming requirement along the north and that portion of the west boundary north of a relocated directional driveway to South 73rd East Avenue. No changes have been requested in requirements for landscape materials, although the berming is a part of the Detail Landscape Plan and a PUD condition of approval.

The final design and construction of the parking lot along the north and west edges merits consideration of deleting the berming requirement. Deletion of the berm in this area will reduce otherwise steep slopes to a grade which can be properly mowed and maintained and retaining landscaping will provide a needed buffer. The President of the Woodlake Village Homeowner's Association has signed the revised plans indicating approval of the changes per PUD 108-A-1. Notice of this amendment has been given to all abutting property owners.

Therefore, Staff recommends APPROVAL of PUD 108-A-1 per the submitted plans deleting the berming requirement north of the relocated driveway subject to previous approvals and landscape requirements in particular.

Comments & Discussion:

Mr. Frank advised a request for continuance had been submitted by the Department of Stormwater Management.

TMAPC ACTION: 8 members present

On MOTION of CARNES, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to **CONTINUE Consideration of the Minor Amendment to PUD 108-A-1** until Wednesday, **November 25, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

\* \* \* \* \*

**PUD 187-16:** West of the NW/c of East 65th Street & South 69th Place,  
6823 East 65th Street South

Staff Recommendation: **Minor Amendment to Side Yard**

The subject tract is located west of the northwest corner of East 65th Street South and South 69th East Place, being Lot 26, Block 13, Shadow Mountain Addition. The applicant is requesting, as a requirement of a title opinion and in order to clear title, TMAPC approval to permit an existing structure 6.4 feet from a side property line. Notice of the application has been given to abutting property owners.

Review of PUD 187 development standards shows that five foot side yards were required. Plat number 3779 (filed in 1978) required seven foot side yards in the private restrictive covenants. Upon review of the applicant's submitted plat, Staff finds the request to be minor in nature and consistent with other side yards in the area.

Therefore, Staff recommends APPROVAL of PUD 187-16 and the existing 6.4 foot side yard subject to the applicant's plot plan in order to clear title.

Comments & Discussion:

Mr. VanFossen commented that, if this involved a private restrictive covenant, then the Commission had nothing to do with the matter. Mr. Frank clarified that the development standards of the PUD allowed something less than seven feet, and that was the basis for Staff's recommendation. Mr. Linker advised that, in a PUD, the covenants usually run to the City which makes the Commission a part of the process, and without a PUD, the Commission would not have been involved.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughton, Paddock, "absent") to **APPROVE** the **Minor Amendment to PUD 187-16**, as recommended by Staff.

\* \* \* \* \*

**PUD 128-A-20:** Lot 45, Block 7, Kensington II Amended Addition

Staff Recommendation: **Minor Amendment for Rear Yard Setback**

The subject tract is described as Lot 45, Block 7, Kensington II Amended Addition and is part of a previous minor amendment (PUD 128-A-11) in which the rear 11' of this tract was split and tied to the lot to the rear. Staff noted in the previous case that the depth of Lot 45 was being reduced to a point that TMAPC approval of a plot plan and minor amendment was likely to be needed for future construction.

**PUD 128-A-20 Minor Amendment - Cont'd**

The applicant is requesting that the 20' rear yard requirement be reduced to 14' per the submitted plot plan. All other building setbacks would be met. The tract is of an irregular shape and several adjustments to building setbacks have been granted by the TMAPC in this development. Notice of this request has been given to abutting property owners.

Staff finds this requested rear yard adjustment to be minor and recommends APPROVAL of PUD 128-A-20 per the submitted plot plan noting that no portion of the residence is permitted to be constructed over a utility easement.

**TMAPC ACTION: 8 members present**

On MOTION of VANFOSSEN, the TMAPC voted 8-0-0 (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to APPROVE the Minor Amendment to PUD 128-A-20, as recommended by Staff.

\* \* \* \* \*

**Z-5412-SP-1:** NW/c of South Harvard and the I-44 Skelly Bypass Frontage Road

**Staff Recommendation: Amended Corridor Sign Plan**

The subject tract is located at the northwest corner of South Harvard and the I-44 Skelly Bypass frontage road. The present zoning is CO Corridor, although the existing motel development was constructed when the property was zoned CS. The applicant is requesting approval for one replacement ground identification sign with a revised overall sign design which is not as tall as the existing main sign and also has a slightly smaller display surface area. The existing "Tradewinds Sign" is approximately 50' tall, whereas the proposed sign will be approximately 43' tall. The application also indicates an existing ground sign will be removed.

Staff recommends APPROVAL of the Amended Corridor Sign Plan per the submitted plans and subject to the proposed sign being setback one foot for each foot in height exceeding 30' per Section 1221.4 of the City of Tulsa Zoning Code.

**Comments & Discussion:**

Mr. VanFossen confirmed the new sign would not have flashing lights.

**TMAPC ACTION: 8 members present**

On MOTION of CARNES, the TMAPC voted 8-0-0 (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to APPROVE the Amended Corridor Sign Plan for Z-5412-SP-1, as recommended by Staff.

\* \* \* \* \*

Z-5498-SP-1-D: North of the NW/c of South Lewis and East 81st Street

Staff Recommendation: Amended Corridor Sign Plan

The subject tract is located north of the northwest corner of East 81st Street and South Lewis and has been developed for a hotel. The applicant is requesting approval of an Amended Corridor Sign Plan which includes a redesigned ground identification sign at the main entrance from South Lewis, a replacement sign on the hotel canopy over the covered drive, and a sign located near the top of the north building wall. The proposed ground sign is less than 25' tall and 15' at its widest dimension which is in compliance with the amended Corridor Development Standards as approved by the TMAPC on January 22, 1986. The two proposed wall signs are in compliance with the approved Corridor Development Standards and are actually a reduction in overall display surface area.

Therefore, Staff recommends APPROVAL of Z-5498-SP-1-D per the submitted plans.

TMAPC ACTION: 8 members present

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Carnes, Doherty, Kempe, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Paddock, "absent") to APPROVE the Amended Corridor Sign Plan for Z-5498-SP-1-D, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:21 p.m.

Date Approved 11/10/87  
[Signature]  
Chairman

ATTEST: [Signature]  
Secretary