

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1680
Wednesday, **January 13, 1988**, 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	Harris	Gardner	Counsel
Draughon	Paddock	Setters	
Kempe	Parmeale	Matthews	
VanFossen, Secretary		Dickey	
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, January 12, 1988 at 9:20 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 2nd Vice-Chairman Doherty called the meeting to order at 1:35 p.m.

MINUTES:

Approval of Minutes of December 16, 1987, Meeting #1677:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Paddock, Parmele, "absent") to **APPROVE** the **Minutes of December 16, 1987, Meeting #1677.**

Approval of Minutes of December 23, 1987, Meeting #1678:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Paddock, Parmele, "absent") to **APPROVE** the **Minutes of December 23, 1987, Meeting #1678.**

REPORTS:

Committee Reports:

Mr. VanFossen advised the **Comprehensive Plan Committee** had met this date to review the upcoming amendments to the Major Street and Highway Plan.

REPORTS: Committee - Cont'd

Mr. Doherty commented the **Rules & Regulations Committee** would be meeting January 14th at the INCOG offices for a continued review of the Historic Preservation Ordinance and Design Guidelines.

Director's Report:

Mr. Gardner reminded the Commission members of the District Planning Team Workshop scheduled for January 16th.

*** CONTINUED ITEMS FROM JANUARY 6, 1988 ***

SUBDIVISIONS:

REQUEST FOR WAIVER (Section 260):

CZ-80 (Unplatted)(864) S & E of the SE/c of East 191st & South Garnett (RE)

This is a request to waive plat on a 2.6 acre tract in the middle of a 160 acre tract that was rezoned from AG to RE on 7/25/83. The County BOA has approved a mobile home use on 20 acres (CBOA-792), the home is in place and a temporary permit issued so electric may be connected. Since the zoning was to permit development of the whole quarter section, but development has not taken place, the Staff has no objection to a waiver only on the actual mobile home site, plus access to the section line road. The applicant has been advised that any development of any kind, even lot splits, will require platting in the future. The mobile home will occupy a 20 acre tract, but Staff will only release the plat requirement on the 2.6 acre tract, as described in the application. All of the remainder of the quarter section remains "subject to a plat".

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the **Waiver Request for CZ-80 (Unplatted)**, as recommended by Staff.

CHANGE OF ACCESS ON RECORDED PLAT:

Interstate Park (PUD 131-C-3)
(formerly Strawberry Creek)

SW/c of I-44 & Garnett Road

(CS)

The purpose of this request is to align with lot split and PUD changes in process, by moving the access south (away) from I-44. This application only moves two access points further south, and total access to the plat remains the same.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the **Change of Access on Recorded Plat for Interstate Park** (formerly Strawberry Creek), as recommended by Staff.

In connection with the above, Mr. Frank presented the Minor Amendment and Lot Split request for **PUD 131-C-3**:

Staff Recommendation: Minor Amendment and L-16979 to Allow a Lot Split

The subject tract was previously split by virtue of PUD 131-C-2 and L-16339 on 12/19/84 into its present 160' x 211.99' size. It is the request of the applicant to split off the west 39' of this tract and attach it to the abutting lot to the west.

The applicant is hereby advised that the west 39' of the subject tract is wholly engulfed by a utility easement. Also, tie language must be placed on the face of the deed tying the west 39' of the north 160' of Lot 2, Block 1, Interstate Park Addition to Lot 4, Block 1, Interstate Park Addition as a condition of approval of the minor amendment and lot split.

Staff has reviewed the submitted request and finds it to be minor in nature and, therefore, recommends **APPROVAL** subject to the following conditions:

1) A Detail Site Plan is required for each lot prior to building permits being issued.

2) Development Standards:	<u>Approved</u>	<u>Utilized</u>	<u>Remaining</u>
Land Area:	2.53	1.57	.962
Permitted Uses:	All uses permitted under Use Units 12, 13, 14, and 15.		
Maximum Building Area Allowed:	42,000 *	15,642	26,358

* Total square footage approved for Parcel 2 was 43,000 square feet; this was amended to 42,000 by PUD 131-C-2 on 12/19/84. The previous developments are a strip center (12,000 square feet) and a Braums store (3,642 square feet), which leaves 26,358 square feet to be allocated.

Interstate Park & PUD 131-C-3 - cont'd

Maximum Land Coverage of Buildings:	39%
Maximum Number of Stories:	Two
Minimum Building Setback from Centerline Abutting Public Street on East:	100'
Off-street Parking Requirements:	1 parking space/225 sf - office; and 1 parking space/2,000 sf - storage building
Minimum Landscaped Open Space:	Not Specified *

- * 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. No minimum is specified by the PUD; however, a minimum of 5% is suggested.
- 3) That all trash, utility and equipment areas shall be screened from public view and a 6' privacy fence shall be constructed along the west boundary.
 - 4) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
 - 5) All signs shall be subject to Section 1130.2(b) of the PUD Chapter of the Zoning Code.
 - 6) That a Detailed Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an occupancy permit.
 - 7) Tie language be placed on the face of the deed tying the west 39' of the north 160' of Lot 2, Block 1 to Lot 4, Block 1, all in the Interstate Park Addition.

NOTE: The abutting owners were sent a notice of this public hearing.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the **Minor Amendment and Lot Split to PUD 131-C-3**, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-16966 White (1893) South Victor Avenue at East 27th Street (RS-1)

Mr. Wilmoth advised the applicant was trying to obtain more land to increase the lot sizes. Therefore, a revised application may be made at a later date. He suggested this item be stricken from the agenda until resubmitted by the applicant.

Having no objection from the Commission, Mr. Doherty advised L-16966 White would be stricken from the agenda.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16971 (2503) Carson	L-16979 (794) Murphy
L-16975 (2193) Moskowitz	L-16980 (182) M & W Ptn.
L-16976 (1993) Coburn	L-16981 (1493) Creider
L-16978 (3194) Dresser	

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

CONTINUED ZONING PUBLIC HEARING:

Application No.: **PUD 434** Present Zoning: CS, OL, RS-3
Applicant: **Johnsen (Tulsa Heart Center)** Proposed Zoning: Unchanged
Location: East of the SE/c of South Utica & 14th Place
Date of Hearing: January 13, 1988 (Withdrawal Requested)
Presentation to TMAPC by: Mr. Roy Johnsen, 324 Main Mall (585-5641)

Comments & Discussion:

Staff advised the interested parties who had spoken at the 11/25/87 hearing of this application were notified of the withdrawal request.

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the **Withdrawal of PUD 434 Johnsen (Tulsa Heart Center)**, as requested by the applicant.

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Application No.: **Z-6184** Present Zoning: AG
Applicant: **Lemons** Proposed Zoning: RS-2
Location: South of the SE/c of South Yale Avenue & East 105th Street
Date of Hearing: January 13, 1988 (Continuance Requested)
Presentation to TMAPC by: Mr. E.O. Sumner, 8173 East 31st Place (627-4442)

Comments & Discussion:

Mr. Gardner advised the applicant had requested a continuance awaiting response from the Water & Sewer Department.

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **CONTINUE Consideration of Z-6184 Lemons** until Wednesday, **February 3, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

NOTE: Staff commented a two week continuance would be the January 27, 1988 TMAPC hearing, not February 3rd. Therefore, Ms. Kempe moved to reconsider the above TMAPC action in order to consider a continuance date of January 27th.

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **RECONSIDER the TMAPC vote on Z-6184 Lemons**.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **CONTINUE Consideration of Z-6184 Lemons** until Wednesday, **January 27, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

*** JANUARY 13, 1988 ITEMS ***

Application No.: PUD 411-A & Z-5842-SP-3 Present Zoning: CO
Applicant: Norman (Major Amendment) Proposed Zoning: Unchanged
Location: NE/c of East 101st Street & South Memorial Drive
Date of Hearing: January 13, 1988 (Continuance Requested to 1/20/88)
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Building (583-7571)

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **CONTINUE Consideration of PUD 411-A & Z-5842-SP-3 Norman** until Wednesday, **January 20, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

PUBLIC HEARING:

TO CONSIDER AMENDMENTS TO THE TULSA CITY-COUNTY MAJOR STREET & HIGHWAY PLAN MAP TO REFLECT THE ADOPTED LONG-RANGE TRANSPORTATION PLAN AND RECONCILE THE TULSA CITY-COUNTY MAJOR STREET & HIGHWAY PLAN WITH THE MAJOR STREET & HIGHWAY PLANS OF THE TULSA METROPOLITAN AREA COMMUNITIES

Comments & Discussion:

Ms. Carol Dickey presented and reviewed the proposed amendments to the Major Street and Highway Plan. She briefed the Commission on work done with the area communities to update their plans and to bring the Tulsa City-County Major Street and Highway Plan into agreement with the similar plans of surrounding metropolitan communities.

In reply to Mr. Draughon, Ms. Dickey stated that some of the Plans of the area communities still did not conform with the Long-Range Transportation Plan, but most were brought into compliance. Mr. Carnes inquired if there might be any items that would be in conflict after a final determination by the State on the proposed south expressway. Ms. Dickey explained that the proposed amendments were based on the 96th Street alignment, as approved and adopted by the TMAPC, City and County Commissions. Should the Turnpike Authority select a different route, then Staff would make the appropriate amendments and modifications. Ms. Dickey and Mr. Doherty commented on the interaction among the communities regarding this proposed expressway and the impact on their Plans.

Mr. Carnes asked if these amendments were possibly an attempt to influence the State that this was what the local communities were wanting in their areas. Mr. VanFossen commented that he did not see anything being recommended that might have an affect on the decision relating to the expressway. He added that these amendments were simply clearing up the minor details and local issues, and there were only a few that might be in the expressway area.

PUBLIC HEARING: Major Street & Highway Plan Amendments - Cont'd

Ms. Wilson remarked that she felt this offered an opportunity for these area communities to review and provide input on this "metropolitan-wide" process. Further, it appeared to her to be a coincidence that this would be coming forward at a time when the expressway was still "up in the air". Ms. Dickey advised that these amendments and this process was about 60% - 80% complete before the Turnpike Authority started their studies. She added that the map presented would reflect what had already been adopted, in order to reflect current situations rather than base it on what might, or might not, occur in the future.

Mr. VanFossen, as Chairman of the Comprehensive Plan Committee, advised the Committee voted to recommend adoption to the TMAPC. Therefore, he moved for approval of the amendments as presented. In response to Ms. Kempe, Mr. Gardner confirmed this would require a resolution, and with assistance from Legal Counsel, a title and legend on the map would be recommended that would reflect the proper jurisdiction designations. Ms. Kempe suggested amending Mr. VanFossen's motion to direct Staff to proceed with a resolution on this matter.

NOTE: There was no public comment at the hearing.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Paddock, Parmele, "absent") to **APPROVE** the Amendments to the Tulsa City-County Major Street & Highway Plan Map to reflect the Adopted Long-Range Transportation Plan and Reconcile the Tulsa City-County Major Street & Highway Plan with the Major Street & Highway Plans of the Tulsa Metropolitan Area Communities, as recommended by Staff and the Comprehensive Plan Committee; with a directive to the INCOG Staff to prepare the necessary Resolution.

There being no further business, 2nd Vice-Chairman Doherty declared the meeting adjourned at 2:00 p.m.

Date Approved 1-27-88
RBP Paddock
Chairman

ATTEST: [Signature]
Secretary