

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1721  
Wednesday, **November 16, 1988**, 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>
Carnes	Harris	Brierre	Linker, Legal
Coutant, Secretary	Kempe	Compton	Counsel
Doherty	Randle	Gardner	
Draughon		Lasker	
Paddock, 2nd Vice- Chairman		Matthews	
Parmeale, 1st Vice- Chairman		Setters	
Wilson		Stump	
Woodard		Wilmoth	

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 15, 1988 at 10:21 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Parmele called the meeting to order at 1:36 p.m.

**MINUTES:**

**Approval of the Minutes of November 2, 1988, Meeting #1719:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Minutes of November 2, 1988, Meeting #1719**.

**REPORTS:**

**Report of Receipts & Deposits for the Month Ended October 31, 1988:**

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Kempe, Randle, "absent") to **APPROVE** the **Minutes of November 2, 1988, Meeting #1719**.

**Chairman's Report:**

Mr. Parmele announced a tour of the Shadow Mountain Institute had been scheduled for the TMAPC members on Tuesday, November 22nd at 9:30 a.m., in conjunction with their applications to the TMAPC being heard November 30th.

**Committee Reports:**

Mr. Parmele announced the **Comprehensive Plan Committee** meeting to review the District 18 Plan update had been moved to Wednesday, December 7th after the regular TMAPC meeting. The Committee will also be meeting that date to review the District 1 Plan update.

Mr. Paddock advised the **Rules & Regulations Committee** had met today to review Section 1680.1(G) of the Zoning Code regarding off-street parking uses. The Committee voted unanimously to recommend that a public hearing be set to consider deletion of this item from the Zoning Code. Hearing no objection, the Chair requested that Staff prepare the notice for a December 21st public hearing date on this matter.

Ms. Wilson reviewed the first quarter progress report on the FY-89 TMAPC Work Program as presented to the **Budget & Work Program Committee** two weeks ago. She commented the Committee had a request to include under "Special Studies", a library site selection study; the Committee had voted in favor of this being added. Discussion followed among the Commission members as to this being a part of the TMAPC's function and/or Work Program.

**TMAPC ACTION: 8 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-1** (Carnes, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Harris, Kempe, Randle, "absent") to **APPROVE** a Special Study for Library Site Selection as a part of the FY-89 TMAPC Work Program & Budget, as recommended by the Budget & Work Program Committee.

**Director's Report:**

- a) Resolution No. 1719:674                      Amending the District 16 Plan Map and Text, designating that portion of Special District 2 (north and east of, and including, Bird Creek) as Development Sensitive, and related matters.

Ms. Dane Matthews presented the resolution and advised the City Commission reviewed and denied Z-6210 Nichols (the case prompting review of the District 16 Plan) at yesterday's meeting. She remarked the City based their denial of Z-6210 on 145th East Avenue not existing between the Port Road and 56th Street North. They did not feel the industrial use was appropriate at this particular time. Therefore, Ms. Matthews cautioned the City Commission might return this resolution for language modification regarding 145th East Avenue and the appropriateness of industrial zoning categories. She stated that, should the TMAPC be asked to do this, Staff had drafted revisions to the resolution to provide for such conditions.

REPORTS: Director's - Cont'd

In reply to Mr. Parmele, Ms. Matthews confirmed that this resolution only contains language based on the previous approvals of the TMAPC and Staff was not prepared to reopen the hearing today. Ms. Wilson asked Staff to prepare a revised resolution, as it would be a waste of the City Commission's time to review a resolution that probably would be sent back to the TMAPC. Discussion followed with Staff and Legal Counsel as to how best to proceed, based on the findings of yesterday's City Commission action. The TMAPC voted unanimously to hold this resolution for revision, readvertise for public hearing and notify those homeowners in the existing IH zoned area in Special District 2 of District 16, as well as the interested parties in attendance at the previous hearings; and refer this item back to the Comprehensive Plan Committee for review prior to rehearing.

- b) Request to call for a public hearing for December 14, 1988 to consider amendments to the District 1 Comprehensive Plan. The TMAPC voted unanimously to set the public hearing as requested, with review by the Comprehensive Plan Committee on December 7th.
- c) Consideration of approval of the 1989 Calendar of Meetings and Cut-off dates for the TMAPC. The TMAPC unanimously approved the 1989 calendar as presented and reviewed.
- d) Report on the Tulsa County Capital Improvements Program (CIP) review procedure by Mr. Steve Compton of INCOG. Mr. Compton advised this matter had been presented to and reviewed by the Comprehensive Plan Committee, which expressed support for including the TMAPC in the ranking process of the various projects, and not just to verify conformance to the Comprehensive Plan. Several Commission members also expressed support of a stronger role for the TMAPC in the ranking process.

## SUBDIVISIONS:

### PRELIMINARY PLAT:

#### Randall Plaza (PUD 179-P)(1283) E. 74th Place & S. Memorial Dr. (CS, OL, RMT)

This plat is the third subdivision and/or resubdivision of this tract of land. The two previous plats (Woodland Hills Townhomes and Century Tower) were never developed after the plats were filed. The current plat relocates the street back about where it was on the original Woodland Hills Townhomes Plat. It is zoned commercial and will be part of PUD 179. A site plan (conceptual) was available for the TAC meeting this date. Since the Planning Commission and City Commission reviews of the PUD should be accomplished prior to the platting process, there would be no objection to TAC making their review at this time, but withholding transmittal to the TMAPC until the City Commission has approved the PUD.

The Staff presented the plat with the applicant represented by Jack Cox.

Staff suggested that since Memorial is wider than usual here, that the centerline of the median (improvements) be shown as well as the section line, and be sure that the PUD setbacks specifically reference either the center of the section or the center of the improvements.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Randall Plaza, subject to the following conditions:

1. Show PUD number on face of plat. Show building lines in accord with PUD or if not specified in PUD, 25' on 74th Place. Update the location map.
2. All conditions of PUD 179-P shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants.
3. 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. Show 17.5' utility easement parallel to Memorial.
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants.
5. 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).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.

**Randall Plaza - Cont'd**

7. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. It is recommended that the developer coordinate with Traffic 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.)
10. 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.
11. Access to Memorial and/or any median cuts are subject to approval of traffic Engineering and the Highway Department.
12. 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.
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

**Comments & Discussion:**

Mr. Charles Sexton (8310 East 73rd Street) expressed concerns with the platting and location of the proposed building sites. Mr. Parmele explained the location of buildings would be approved through Detail Site Plan review as required by the PUD, and today's approval was only for the Preliminary Plat.

To address concerns raised by Mr. Paddock, Mr. Wilmoth pointed out that condition #2 requires all conditions of the PUD to be met prior to release of the Final Plat. He added that both of the streets within this plat were nonarterial streets, and access was usually not shown on the nonarterial streets; therefore, the Detail Site Plan would prevail in the Issuing of Building Permits.

Mr. Charles Shelton (1518 South Cheyenne), attorney for Mr. Sexton, stated that with the explanation offered above, their protest would be withdrawn.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; Parmele, "abstaining"; Carnes, Draughon, Harris, Randle, "absent") to **APPROVE** the **Preliminary Plat for Randall Plaza**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

Jen-Ash Park (3692) SW/c of East Skelly Drive & South Peoria Avenue (CH,CS)

This plat is being filed for several purposes, including plat requirements under zoning applications Z-6093 and Z-6216. The majority of the property is zoned CH, originally zoned U3E by Study Area #3, then converted to CH in the zoning remap of July, 1970. The current application (Z-6216) is to rezone a 50' strip of RM-2 remaining between commercial districts. This plat also serves to show the corrected boundaries of the property to actually be developed. Encroachments of small slivers of land have been accounted for, and a lot split #17100 approved to convey these encroachments to the adjacent property owners. A large retail grocery store is planned for the property comprising Lot 1. Lot 2 is approximately the take line for the widening project on Interstate 44. Lot 3 is to allow expansion and to move back the service station at the corner when the Interstate is improved. Lot 4 is an additional building site in the CH District.

Correspondence has been received from the Oklahoma Department of Transportation regarding the improvements and widening of Interstate 44 in this vicinity. These plans will not be finalized for approximately 18-36 months. The DOT recommended that an area be reserved for this planned expansion. Staff notes that the applicant's plot plan does reserve a strip of land for this expansion. Should the DOT acquire additional land beyond Lot 2, the plot plan does not show any planned buildings in that area. Since plans are not finalized it is not advisable to show explicit building lines and or take-lines beyond that already shown by applicant. However, according to the plot plan, the entire area across the north is parking lot without structures. The applicant is advised to make sure that he can still meet the parking requirements if a portion of the land is taken for the highway expansion. It appears that this will not be a problem due to the size of the tract and the nature of the use. This is not a condition for approval of plat but only to advise applicants of pending improvements that might affect the development.

Staff noted that since the zoning hearing for Z-6216 is 11/9/88, the plat will not be scheduled for TMAPC review until after that date.

The Staff presented the plat with the applicant represented by Adrian Smith and Phil Smith.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Jen-Ash subject to the following conditions:

1. Omit the building line on Lot 2 since CH does not require a building line. If shown, it is volunteered by applicant.
2. Final plat shall not be released until the zoning application for CS (Z-6216) on the 50' strip is approved.
3. Any existing easements not needed for the redevelopment should be vacated in accordance with current legal procedures. (Unless they do not encroach on any planned buildings.) Not a condition for approval of plat, but this is a reminder to applicant.

Jen-Ash Park - Cont'd

4. 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. (Show 10' easements as 11', and 15' easements as 17.5'.)
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Show restricted waterline easement.)
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat (if required).
7. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
9. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City Traffic Engineer. Include applicable language in covenants. Check location of driveways on east side of Peoria relative to those on this plat.
10. 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.
11. The key or location map shall be complete.
12. 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.
13. 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.
14. All (other) Subdivision Regulations shall be met prior to release of final plat.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Randle, "absent") to **APPROVE** the **Preliminary Plat for Jen-Ash Park**, subject to the conditions as recommended by the TAC and Staff.

FINAL PLAT APPROVAL & RELEASE:

Riverbridge Center (683)

NE/c of 71st Street & South Peoria

(CS)

On MOTION of DOHERTY, the TMAPC voted 6-0-2 (Carnes, Coutant, Doherty, Draughon, Paddock, Woodard, "aye"; no "nays"; Parmele, Wilson, "abstaining"; Harris, Kempe, Randle, "absent") to APPROVE the Final Plat of Riverbridge Center and release same as having met all conditions of approval.

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Southern Oaks Estates (2783)

East 107th & South Yale

(RS-1)

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Randle, "absent") to APPROVE the Final Plat for Southern Oaks Estates, and release same as having met all conditions of approval.

LOT SPLITS FOR DISCUSSION:

L-17113 Heartland (1793) E of the NE/c of 27th PI & South Birmingham PI (RS-1)

Staff would like an interpretation of the following policy as it pertains to the subject lot split: "All lot split applications which contain a lot having more than three side lot lines cannot be processed as prior approval lot splits. Such lot splits shall require a five day written notice to abutting property owners. Deeds for such lot splits shall not be stamped or released until the TMAPC has approved side lot split in a public meeting."

Comments & Discussion:

First Vice-Chairman Parmele noted there were no interested parties in attendance on this application. Mr. Wilmoth explained the request meets all the regulations, but the unusual feature was the westerly lot which had irregular side yards. Mr. Gardner noting this was an unusual situation, commented the TMAPC policy was to review all of these cases having more than three side lot lines. He added that the TMAPC Rules & Regulations Committee might consider a review of this policy in the future.

TMAPC ACTION: 8 members present

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Randle, "absent") to APPROVE L-17113 Heartland, as recommended by Staff.



LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17111 (1493) Akeman

L-17112 (1793) Kennebunkport

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

ZONING PUBLIC HEARING:

Application No.: Z-6212 Present Zoning: RS-3 & OL  
Applicant: **Gillette Historic Preservation Dist.** Proposed Zoning: Add HP  
Location: East 15th Street at South Gillette Avenue & South Yorktown Place  
Date of Hearing: November 16, 1988  
Presentation to TMAPC by: Mr. Mike Birkes, City Development, for the Tulsa Preservation Commission

Staff Recommendation:

Staff finds the proposal for the HP zoning overlay and proposed Design Guidelines to be in conformance with the Comprehensive Plan and, therefore, recommends APPROVAL of the request.

Comments & Discussion:

**Mr. Mike Birkes**, on behalf of the Tulsa Preservation Commission, presented the application for the Historic Preservation (HP) zoning overlay for the Gillette Historic Preservation District. He reviewed the boundaries of the proposed HP district, as well as the Design Guidelines submitted with the application, and noted there was 100% support of the request from the Gillette neighborhood residents. Mr. Birkes advised the Tulsa Preservation Commission recommended approval of the application as submitted. Mr. Birkes answered questions from the Commission to clarify the application boundaries, Design Guidelin criteria, etc.

**Ms. Sharry White** (1518 South Gillette), on behalf of the Gillette Historic Preservation District, commented this hearing represented the final chapter in a ten year effort to seek protective zoning for the neighborhood. She reiterated the 100% neighborhood support of the request and identified those residents in attendance.

Mr. Coutant commented on his work as TMAPC liaison to the Tulsa Preservation Commission, and his pleasure at being involved in this

**Z-6212 Gillette Historic Preservation District - Cont'd**

process. Therefore, he moved for adoption of the recommendation of the Tulsa Preservation Commission for the HP supplemental zoning district according to the map submitted, and approval of the Design Guidelines and Statement of Significant Characteristics attached thereto.

Mr. Parmele, on behalf of the TMAPC, stated appreciation to those on the Preservation Commission, the Gillette residents and Staff for the work committed to this endeavor.

**TMAPC ACTION: 8 members present**

On **MOTION** of **COUTANT**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Randle, "absent") to **APPROVE Z-6212 Gillette Historic Preservation District for HP Zoning** as indicated on the submitted map, and as recommended by Staff and the Tulsa Preservation Commission; and to **APPROVE the Design Guidelines and Statement of Significant Characteristics** attached thereto.

**Legal Description:**

**HP Zoning:** All of Lots 1 - 14, LESS AND EXCEPT the north 113.0' of Lot 1, SEVEN ACRES ADDITION; and all of Lots 18 - 33, Block 1, and all of Lots 3 - 17, Block 2, HOPPING ADDITION; to the City of Tulsa, Tulsa County, Oklahoma.

**OTHER BUSINESS:**

**PUD 428-1: Minor Amendment to Allow Physically Handicapped under Age 62**  
South side of East 31st, .25 miles east of Garnett  
(Continuance Requested to November 30, 1988)

**TMAPC ACTION: 8 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Randle, "absent") to **CONTINUE Consideration of PUD 428-1** until Wednesday, **November 30, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

There being no further business, the Chairman declared the meeting adjourned at 2:38 p.m.

Date Approved November 30, 1988  
Cherry Kempe  
Chairman

ATTEST:

Tom C. Cantant  
Secretary

