

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1810  
Wednesday, October 10, 1990, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 1st Vice Chairman	Horner Rice	Gardner Russell Stump Matthews	Linker, Legal Counsel
Coutant Doherty, Secretary Draughon, 2nd Vice Chairman Midget, Mayor's Designee Neely Parmele, Chairman Wilson Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 9, 1990 at 11:12 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 1:34 p.m.

**Minutes:**

Approval of the minutes of the meeting of September 19, 1990, Meeting No. 1807 and the minutes of the meeting of September 26, 1990, Meeting No. 1808:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to APPROVE the minutes of the meeting of September 19, 1990 Meeting No. 1807 and the minutes of the meeting of September 26, 1990, Meeting No. 1808.

**REPORTS:**

**Chairman's Report:**

Chairman Parmele advised that a letter had been received from Mr. Arthur Haggard requesting that the TMAPC conduct a study to determine if the corridor from West 51st Street to West 61st Street on South 33rd West Avenue qualifies as a Linear Development Area. Chairman Parmele was also in receipt of a letter from Mr. Dennis Hall requesting that his case (Case No. Z-6298) be continued until staff could determine whether or not this area qualifies as a Linear Development Area. There were no interested parties present, therefore, Chairman Parmele referred this request to staff for review.

Director's Report

**Surplus Schools Sites Study, Phase II Resolutions**

Ms. Matthews advised that the resolutions were in order and were as TMAPC reviewed them on September 19, 1990. Staff recommended approval.

**TMAPC ACTION (9 members present):**

On MOTION of DOHERTY, the TMAPC voted 8-0-1 (Carnes, Coutant, Doherty, Draughon, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Horner, Rice, "absent") to ADOPT the following resolutions amending the Comprehensive Plan for the Tulsa Metropolitan Area Map & Text as related to the Surplus Public School Sites Study, Phase II:

Resolution No. 1897:709 District 2 Plan Text and Map  
Resolution No. 1807:710 District 3 Plan Text and Map  
Resolution No. 1807:711 District 5 Plan Text and Map  
Resolution No. 1807:712 District 6 Plan Text and Map  
Resolution No. 1807:713 District 10 Plan Text and Map  
Resolution No. 1807:714 District 25 Plan Text and Map

**Major Street & Highway Plan**

Staff presented a resolution amending the Major Street & Highway Plan as it relates to downgrading portions of 21st Street and Yale Avenue from primary to secondary arterials.

**TMAPC ACTION (9 members present):**

On MOTION of DOHERTY, the TMAPC voted 8-0-1 (Carnes, Coutant, Doherty, Draughon, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Horner, Rice, "absent") to ADOPT Resolution No. 1807:715 amending the Major Street & Highway Plan, a part of the Comprehensive Plan for the Metropolitan Area, downgrading portions of 21st Street and Yale Avenue from primary to secondary arterials.

**Processing of Lot Splits:**

Mr. Stump presented a letter from Frank Erwin, Connection Control, City of Tulsa Public Works, stating that the Public Works Department has been experiencing trouble when lot splits are approved and the existing meter is in front of the new lot that is vacant. Their procedure regarding meters on lots that have been split leaving the service line going across someone else's property is to relocate the meter. The problem they incur is that when this relocation is not made a condition of the lot split they are incurring some of the cost of relocation. They are requesting that they be given the opportunity to check the site physically to determine if relocation is necessary before the lot split is approved. This would add two or three days to the approval process. Mr. Stump confirmed that this would be on all lot splits. Several questions arose regarding whether each lot split should be examined, length of delay, etc.

Chairman Parmele directed the Rules and Regulations Committee to study this request and present a recommendation to the Commission at a later date. Mr. Doherty, chairman of the Rules and Regulations Committee, advised that the committee would consider this at the work session on October 17, 1990.

**CONTINUED PUBLIC HEARING  
AMENDING THE ZONING CODE IN REGARDS  
TO SCHOOL USE AND RELATED USES**

Mr. Gardner presented the following language to be added to the Zoning Code, Chapter 12: Use Units Section 1205.C.2:

"Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp."

Mr. Gardner stated almost all of these uses are traditionally conducted within the schools with or without Board of Adjustment approval. Technically, if a children's nursery, before and after school care, etc., is to be conducted within a school a special exception must be obtained. The Head Start programs usually come before the Board of Adjustment annually with 15-20 applications. This language would allow these programs to be conducted in a school that has already been pre-approved for school use without an additional approval from the Board of Adjustment.

In response to Mr. Midget, Mr. Gardner advised that this would apply to any school that has been approved for school use whether or not that school was presently operating as a school. He also confirmed that this language would not replace any language but would be added as "b" to the existing code.

**TMAPC ACTION (9 members present):**

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to APPROVE the following language as an amendment to Chapter 12: Use Units Section 1205.C.2 - Related Uses of the Zoning Code for the City of Tulsa:

"Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp."

## CONTINUED SUBDIVISIONS

Riverfield Country Day School (PUD 375A) (3492)  
2433 61st St. S.

(RM-1, RS-3)

This property was processed as a PUD plat and received final approval by the TMAPC on July 5, 1989 and the City Commission on July 11, 1989. The applicant did not proceed immediately with the project and did not request an extension of approval when the plat expired July 5, 1990. Since there were no changes in the conditions of approval for the plat and this is the same plat that was approved by TMAPC, the City Commission and other agencies to be filed of record, staff recommended approval of the request to reinstate the final plat approval. An expiration date of one year from July 5, 1990 was recommended, thus the new expiration date would be July 5, 1991.

TMAPC ACTION (9 members present):

On MOTION of WILSON, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to APPROVE the REINSTATEMENT OF APPROVAL of Riverfield Country Day School with the new expiration date being July 5, 1991 as recommended by staff.

REQUEST FOR WAIVER: Section 213:

BOA-15544 and 13385 Brady Heights/Burgess Hill (3502)  
NW/c Haskell Place & Cheyenne and NE/c Haskell Pl. & Denver

(RM-1)

This request covers Lot 5 and the S. 22' of Lot 4, Blk. 1 in Brady Heights under case no. 15544 which will be a parking lot. Lots 6-10 incl., Blk. 1 Brady Heights and Lot 7, Blk. 12, Burgess Hill were previously approved for a Community Center and also have existed since 1933. Case No. 13385 covered those lots fronting Denver and are included in this request only as an administrative "housekeeping action" since no formal plat waiver had been processed on the existing facility. (The use was approved in 1933 but did not include all the lots owned, so Case No. 13385 was processed and approved November 15, 1984.) The current request only covers the parking lot at the NW/c Cheyenne and Haskell Place. All controls regarding screening, parking lot layout, lights, etc. will be established by the Board of Adjustment. Since all of these lots are already platted, improvements are in place, and nothing would be gained by re-platting, staff recommends approval noting that the provisions of Section 213 are met by the existing plats.

Mr. Stump advised staff recommended approval subject to the conditions of the TAC.

TMAPC ACTION (9 members present):

On MOTION of WOODARD, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to APPROVE the WAIVER REQUEST for BOA-15544 and 13385 Brady Heights/Burgess Hill subject to the conditions as stated and recommended by staff.

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

- |                |                              |
|----------------|------------------------------|
| L-17357 (1783) | E. 82nd St. S.               |
| L-17358 (514)  | E. 116th St. N.              |
| L-17359 (3294) | 6019 & 6025 S. 116th E. Ave. |

Mr. Stump stated that all items were in order.

TMAPC ACTION, 9 members present:

On MOTION of CARNES, the TMAPC voted 8-0-1 (Carnes, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant "abstaining"; Horner, Rice, "absent") to RATIFY the above listed Lot Splits which has received Prior Approval, as recommended by staff.

CONTINUED OTHER BUSINESS

**PUD 267: Detail Site Plan Review**  
SE/c of East 101st Street South and South Sheridan Road

PUD 267 is a 10 acre commercial development approved by the TMAPC and City Commission in 1981. The subject tract is approximately .75 acres in size located on the corner and contains a Texaco Food Mart and accessory car wash. The applicant is requesting detail site plan approval to permit the construction of a 24' x 28' oil and lube facility on the east end of the subject tract.

After review of the applicant's submitted site plan and field investigation of the site, staff finds the request to be consistent with the original PUD. Existing landscape along the east property line will help buffer the use from the abutting bank.

Therefore, staff recommends approval of the Detail Site Plan for PUD 267 subject to the following:

1. The oil/lube facility be a maximum of 750 square feet in size and one story in height.
2. Building materials be consistent with the principal structure.

3. The oil/lube structure be setback a minimum six feet from the east property line and 45' from the south property line.
4. No windows permitted on the east side of the oil/lube building.

**TMAPC ACTION, 9 members present:**

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to APPROVE the Detail Site Plan for PUD 267 subject the conditions as recommended by staff.

**CONTINUED ZONING PUBLIC HEARING**

Application No.: Z-6298 Present Zoning: RS-3  
Applicant: Hall (Fuller, Hall, Allee) Proposed Zoning: CG  
Location: North of the NE/c of 61st Street & 33rd West Avenue  
Date of Hearing: August 15, 1990  
Continuance Requested by Applicant to: September 12, 1990  
Additional Continuance Requested by Applicant to: October 10, 1990  
Additional Continuance Requested by Applicant to: January 9, 1991

**TMAPC ACTION, 9 members present:**

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to CONTINUE Consideration of Z-6298 Hall (Fuller, Hall, Allee) until Wednesday, January 9, 1991 at 1:30 p.m. in the City Council Room, City Hall, Tulsa Civic Center.

## ZONING PUBLIC HEARING

Application No.: Z-6299 Present Zoning: RM-1  
Applicant: Holmes (Brown Construction Co.) Proposed Zoning: IM  
Location: South of the SE/c of East 5th Street S. and South Victor Avenue  
Date of Hearing: October 10, 1990

### Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - Residential.

According to the Zoning Matrix the requested IM District is not in accordance with the Plan Map.

### Staff Recommendation:

**Site Analysis:** The subject tract is approximately 50' x 140' in size and is located south of the southeast corner of East 5th Street South and South Victor Avenue. It is nonwooded, flat, vacant and is zoned RM-1.

**Surrounding Area Analysis:** The tract is abutted on the north and east by single-family dwellings zoned RM-1; on the south by vacant property and an industrial use zoned IM; and on the west by a wood products business zoned IL and IM.

**Zoning and BOA Historical Summary:** None recently.

**Conclusion:** Although the subject tract is not designated for industrial zoning by the Comprehensive Plan, staff would not consider the tract the most suitable for residential use due to being abutted on two sides by industrial zoning. Staff would view this lot as a logical buffer and transition from the IM zoning to the south and the residential zoning to the north similar to the lot across Victor Avenue. Staff would support IL zoning for the subject tract.

Therefore, staff recommended denial of the requested IM zoning and approval of IL zoning in the alternative.

If the City Council is inclined to approve the rezoning case, staff would recommend an amendment to the Comprehensive Plan to reflect the rezoning.

### Comments and Discussion:

The applicant stated agreement to the denial of IM zoning and the approval of IL zoning.

**TMAPC ACTION, 9 members present:**

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, "absent") to DENY Z-6299 Holmes for IM zoning and APPROVE Z-6299 Holmes for IL zoning as recommended by staff.

**Legal Description**

IL Zoning: Lot 33 and Lot 34, Block 8 Abdo's Addition to the City of Tulsa, Tulsa County, Oklahoma

Application No.: Z-6300

Present Zoning: RS-3

Applicant: Phillips

Proposed Zoning: CS

Location: West of the NW/c of Admiral Place and Garnett Road

Date of Hearing: October 10, 1990

**Relationship to the Comprehensive Plan:**

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - No Specific Land Use, Development Sensitive and Corridor District.

According to the Zoning Matrix the requested CS District is in accordance with the Plan Map

**Staff Recommendation:**

**Site Analysis:** The subject tract is 2.46 acres in size and is located west of the northwest corner of Admiral Place and Garnett Road. It is partially wooded, gently sloping, contains a single-family dwelling and is zoned RS-3.

**Surrounding Area Analysis:** The tract is abutted on the north by vacant property zoned FD and RS-3; on the east by both commercial uses and vacant property zoned CS and RS-3; on the south across Admiral Place by single-family dwellings zoned RS-3; and on the west by mobile home sales zoned CS and RS-3.

**Zoning and BOA Historical Summary:** CS zoning has been approved in the immediate area of the subject tract.

**Conclusion:** Based on the Comprehensive Plan and existing zoning pattern for the area Staff is supportive of the requested CS zoning. Staff would note that development constraints may exist due to the northern portion of the tract being located in the flood plain of a Mingo Creek tributary.



Z-6300 Phillips

cont.

Therefore, Staff recommends **APPROVAL** of CS zoning for Z-6300 Phillips as requested.

**TMAPC ACTION, 9 members present:**

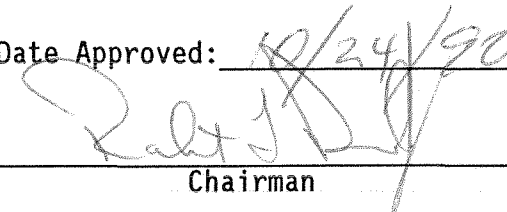
On **MOTION** of **CARNES**, the TMAPC voted **8-0-1** (Carnes, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant "abstaining"; Horner, Rice, "absent") to **APPROVE Z-6300 Phillips** for CS zoning as recommended by staff.

**Legal Description**

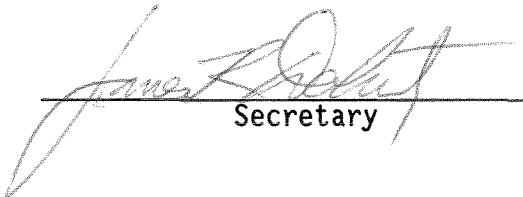
CS Zoning: The west half of tract 1, Spring Grove Subdivions, City of Tulsa, Tulsa County, Oklahoma.

There being no further business, the Chairman declared the meeting adjourned at 2:04 p.m.

Date Approved: 10/24/90

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary



**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1809  
Wednesday, October 3, 1990, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Doherty, Secretary	Carnes, 1st Vice	Gardner	Linker, Legal
Harris	Chairman	Russell	Counsel
Horner	Coutant	Stump	
Wilson	Draughon, 2nd Vice	Wilmoth	
Woodard	Chairman		
	Midget, Mayor's		
	Designee		
	Neely		
	Parmele, Chairman		

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 2, 1990 at 11:24 a.m., as well as in the Reception Area of the INCOG offices.

Ms. Wilson announced that Meeting No. 1809 would not be held due to a lack of quorum. All items on the October 3, 1990 agenda would be carried over to the next meeting of the TMAPC on October 10, 1990.

