

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1814
Wednesday, November 14, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Draughon Rice	Gardner Russell Stump Wilmoth Lasker	Linker, Legal Counsel
Coutant Doherty, Secretary Horner 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 Friday, November 9, 1990 at 11:55 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:

Not applicable; no meeting October 31, 1990.

REPORTS:

Capital Improvements for Review and Approval:

Chairman Parmele advised that item "b" on the agenda, calling for approval of the proposed capital improvements plan, would be stricken from the agenda if there were no objections from the commission. There being no objections the Chairman declared the item stricken.

Chairman Parmele introduced Susan Savage, of the Mayor's office, who described the process that had occurred to arrive at the package that was explained. She commented that the Mayor received requests from all of the departments with their priorities based upon identified capital needs. From that list a project list was established which was presented to the City Council in late August 1990. An extensive public hearing process was conducted through October. This process included 11 public hearings, inserts in the Tulsa World, Tulsa Tribune and the Oklahoma Eagle which solicited public comment. Reports received showed that streets and additional jail space were the highest priorities. Following the public hearing process the mayor and the City Council had numerous meetings to finalize the project list. That list was presented October 9, 1990 and received a consensus of the full council. The council passed two actions: 1) a call for a vote on December 4, 1990 and 2) to call for an extension of the third penny sales tax.

Mr. Ron Payne, Finance Director, provided an overview of the proposed allocations and what was expected to be generated from the package. Mr. Charles Hardt, Public Works Director, Mr. Hugh McKnight, Park and Recreation Director and Mr. Pat Connelly, Urban Development and Public Safety Director were present to further discuss the project plans within their area.

Interested parties

Mr. Bill Packard, 752 N. Denver, Tulsa, inquired why item b was stricken and when it would be placed back on the agenda. Chairman Parmele stated that this was only a briefing to inform the commission and that it would be placed on the agenda when a request from the Mayor's office is received to take action on the proposed items. Such a request had not been received to date, therefore the commission felt it would be acting premature if such an action were considered. Mr. Packard replied that he would comment when the item was to be considered for action by the TMAPC.

Chairman Parmele thanked Ms. Savage, representing Mayor Randle, and the City Department Directors for their participation.

Report of Receipts and Deposits:

TMAPC ACTION, 9 members present:

On MOTION of CARNES, the TMAPC voted 7-0-2 (Carnes, Coutant, Doherty, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner, Neely "abstaining"; Draughon, Rice, "absent") to APPROVE the Report of Receipts and Deposits for the month ended October 31, 1990.

Chairman's Report:

Chairman Parmele presented a letter from County Commissioner John Selph requesting that the TMAPC be represented on a Community Advisory Board which will help facilitate successful integration of persons with developmental disabilities into the community. Chairman Parmele stated that the first meeting would be November 29, 1990 and anyone interested in working with this committee should let him know.

Committee Reports:

Mr. Coutant advised that the Comprehensive Plan Committee would be meeting for a work session immediately following the TMAPC meeting to discuss proposed amendments to the District 16 Plan. Mr. Doherty commented that the Rules and Regulations Committee would also be meeting following the TMAPC meeting.

Director's Report:

Mr. Jerry Lasker, INCOG, informed the TMAPC that the Goals for Tomorrow Citizen's Congress would be held November 20, 1990 at the Convention Center. He also advised that a letter from Don Cannon, Council Administrator, had been received with a request from Councilor Dewey Bartlett, Jr. to undertake a formal analysis and produce a report on the

broad issue of oversized and possibly incompatible lots. Councilor Bartlett was especially concerned about the potential for and impact of lot slits in accordance with the existing zoning. He asked that one element of this report focus on the possible means of dealing with any inherent and potentially negative situations that do and/or can arise. Mr. Lasker suggested this be referred to the Rules and Regulations Committee for possible inclusion as a special project under this year's work program. Staff was directed to reply to Councilor Bartlett informing him that the Rules and Regulations Committee would be considering his request. Ms. Wilson suggested that some of the past TMAPC studies be referenced as several of the recommendations have already been undertaken.

ZONING PUBLIC HEARING

Application No.: CZ-186 Present Zoning: RS
Applicant: Herman Proposed Zoning: IH or CH
Location: West of the SW/c of W. 21st St. S. and S. 49th W. Ave.
Date of Hearing: November 14, 1990
Presentation to TMAPC: Mr. Randy Herman, 5303 W. 39th St., Tulsa, OK

Relationship to the Comprehensive Plan:

The District 9 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan area, designates the subject property Special District I (Transitional Area between high intensity industrial uses to the north and low intensity uses to the south.)

According to the Zoning Matrix, the requested District IH and CH are not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 3 acres in size and is located west of the southwest corner of West 21st Street South and South 49th West Avenue. It is partially wooded, gently sloping, contains both vacant property and a single-family dwelling and is zoned RS.

Surrounding Area Analysis: The tract is abutted on the north by vacant property and a chemical company zoned IM and IH; on the east by a sandblasting company no longer in business zoned RS; on the south by vacant property zoned RS; and on the west by a single-family dwelling zoned IL.

Zoning and BOA Historical Summary: Both industrial and commercial zoning has been approved in the area. Staff would note that west 21st Street South has been stripped out with industrial and commercial zoning.

Conclusion: Based on the Comprehensive Plan and existing zoning patters in the area, Staff is not supportive of the IH or CH intensities, but could support either IM or CG zoning. Both IM and CG zoning is in the immediate area and would be compatible with surrounding uses.

Therefore, Staff recommends **DENIAL** of IH and CH zoning as requested and **APPROVAL** of either IM or CG zoning in the alternative.

Applicant's Comments:

Applicant, Mr. Randy Herman, inquired of staff regarding the difference between the zoning he requested and the zoning staff recommended. In response, Mr. Gardner stated that IH zoning is unrestricted zoning allowing noxious type activities. IM zoning accommodates most types of heavy manufacturing and industrial type activities.

Interested Parties:

Barbara Eubanks, 4138 S. 37th W. Ave, Tulsa, OK, stated concern regarding what Mr. Herman would be doing with the property. In response to a question of who was notified of the request Mr. Gardner commented that all property owners within 300' radius of the area should have been notified. Ms. Eubanks stated concern that hazardous businesses were already established in the area and she felt it would not be in the best interest of the property owners in the area to add more. Mr. Doherty advised that under the IM zoning staff was recommending, which was in accordance with the Comprehensive Plan, most of her concerns would be prohibited. He also advised that the commission usually approves requests that are in accordance with the Comprehensive Plan.

TMAPC ACTION, 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Carnes, Coutant, Doherty, Horner, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Rice, "absent") to **DENY** IH or CH zoning for CZ-186 and to **APPROVE** IM zoning for CZ-186 as recommended by staff.

OTHER BUSINESS:

PUD 179-C-7: Minor Amendment to reallocate allowable building floor area South & west of the SW/c of E. 71st St. S. & S. 85th E. Ave.

Staff advised that the applicant requested a continuance of this case in order to revise the site plan transmitted with the application.

TMAPC ACTION, 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Carnes, Coutant, Doherty, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Rice, "absent") to **CONTINUE** PUD 179-C-7 until 1:30 p.m. on December 5, 1990, Francis F. Campbell City Council Room.

PUD 437: Detail Site Plan
Both sides of 14th Pl. S. at Utica Ave.

Staff recommendation:

The applicant originally submitted a detail site plan for areas north and south of 14th Place, but has decided to continue review of the area south of 14th Place in order to process a minor amendment. The area north of 14th Place is a parking lot for employees of the medical office building on the south side of 14th Place. After review of the site plan for the parking lot, staff finds that it does not meet the requirements of the PUD as it concerns landscaped buffer areas. The PUD as approved requires landscaped areas along the 14th Place entrance to the parking lot which are almost four times as large as those proposed in this detail site plan. These landscaped areas are considered by staff to be a very important feature in making a good transition to the single-family homes immediately east of the site on 14th Place. Also a landscaped buffer, including trees, was required along the east boundary of the PUD adjacent to the residential area. No such buffer is shown on the site plan. Staff recommends that the site plan be revised to incorporate these required features.

Comments and Discussion:

Mr. Stump advised that upon study of the area south of 14th Place it was determined that minor amendment was needed to accommodate their final detailed plans. Therefore the applicant has asked that this be continued to November 28, 1990. The only portion to be considered this date was the northern portion which was planned to be a parking lot.

Mr. Stump stated that the detail site plan has since been revised from the one sent out in the agenda packets. The commissioners were all given a copy of the revised detail site plan. There were slight modifications including enlarging the planter at the entrance to 14th Pl., adding planters, and two planters that would tie into the right-of-way on Utica. Applicant will also be placing a masonry column supported screening fence along the east side and a portion of the north side of the property. Staff felt this reasonably followed what was proposed and outlined in the concept plan and recommended approval of the revised plan.

Mr. Doherty questioned staff concerning the amount of space allowed for straight-in parking. Mr. Stump replied that the area was tight, but this was, in the original PUD, labeled for employee parking, implying long-term parking. As turnover for employee parking should not be very high, staff did not see this to be a problem.

Mr. Coutant commented that he recalled when this first came before the TMAPC some neighborhood interest was generated. Staff commented that the revised plan now included substantial landscaping and open space which was the requirement of the PUD and of interest to the neighborhood.

Mr. Roy Johnsen, attorney for the applicant, stated that significant landscaping was required along 14th at the entrance into the neighborhood. He confirmed that the applicant has adhered to this concept throughout all of their submittals.

Mr. Johnsen stated that the parking spaces have been changed to be perpendicular rather than diagonal as originally planned. This would allow the applicant to meet the required number of parking spaces for their building. This is a result of the redesigning of the planter areas. He advised that more landscaping was planned for than on the original plan and was in a slightly different configuration. He confirmed that trees would be included in their landscaping.

Mr. Coutant inquired as to the original residential landscaping requirement. He questioned why the PUD would require a six foot screening fence and landscaping to the inside of the fence. Mr. Johnsen confirmed that "minimum landscape buffers including trees shall be provided along the residential boundaries in the parking areas." Mr. Coutant continued asking if a minor amendment is necessary if the landscaping was not placed inside the fence. In response, Mr. Carnes stated that, in the past, TMAPC has moved landscaped areas around without calling it a minor amendment. Staff commented it would be left to the TMAPC's discretion.

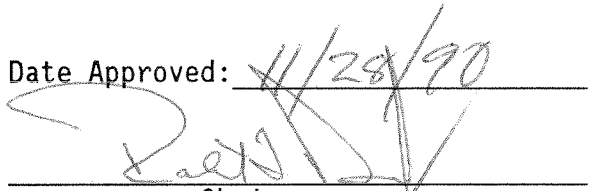
TMAPC ACTION, 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Rice, "absent") to CONTINUE the Detail Site Plan for the southern portion of PUD 437 along 14th Place S. until 1:30 p.m. on November 28, 1990, Francis F. Campbell City Council Room, and to APPROVE the Detail Site Plan for PUD 437 pertaining to the northern portion of 14th Place S as revised and per staff recommendation.

NEW BUSINESS:

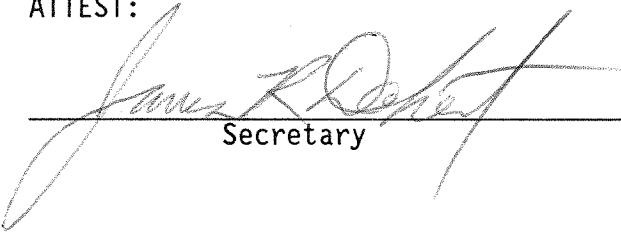
Mr. Doherty inquired whether endorsement by the TMAPC of the sales tax issue which had been reworded to include Title 19 should be put on the agenda for November 28, 1990. Mr. Linker, legal counsel, recommended that the sales tax issue not be publicly endorsed by the TMAPC since it could be questioned whether public funds were being used to endorse a partisan issue. He further stated that it would be wiser for each commissioner to individually support or not support the issues. Mr. Coutant commented that he would agree that it would not be appropriate for the issue to be put on the November 28 agenda. After some discussion, Chairman Parmele advised that the sales tax issue would not be placed on the November 28, 1990 agenda.

There being no further business, the Chairman declared the meeting adjourned at 3:00 p.m.

Date Approved: 11/28/90


Chairman

ATTEST:



Secretary

