

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1830  
Wednesday, March 27, 1991, 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	Coutant Neely	Gardner Russell	Linker, Legal Counsel
Doherty, Secretary	Parmeale	Stump	
Draughon, 2nd Vice Chairman	Midget Wilson	Frank	
Harris			
Horner			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 26, 1991 at 11:25 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Carnes called the meeting to order at 1:31 p.m.

**Minutes:**

Approval of the minutes of March 13, 1991, Meeting No. 1828:

On **MOTION** of **HORNER**, the TMAPC voted **4-0-2** (Carnes, Doherty, Harris, Horner, "aye"; no "nays"; Draughon, Woodard "abstaining"; Coutant, Midget, Neely, Parmele, Wilson "absent") to **APPROVE** the minutes of the meeting of March 13, 1991 Meeting No. 1828.

**REPORTS:**

Committee Reports:

Mr. Gardner, INCOG, advised that the **Comprehensive Plan Committee** will meet on April 3, 1991 to review the Kendall-Whittier Plan and any changes to that Plan resulting from the public hearing. The public hearing will be continued on April 10, 1991.

Mr. Doherty stated that the **Rules and Regulations Committee** had a number of continuing projects.

Director's Report:

Mr. Gardner said the City Council approved a TMAPC request to call for a public hearing to consider amending the zoning code as it relates to requirements for screening fences for auto salvages and junk yards. First Vice Chairman Carnes directed staff to call for a public hearing on April 17, 1991. Mr. Gardner inquired whether County Commissioner Harris would like for the notice to include the County as well. Commissioner Harris agreed that it should. Some discussion was held regarding the notification of interested parties.

Mr. Irving Frank, INCOG, discussed resolutions from the Tulsa Development Authority (TDA) which consisted of providing more project detail as the sector development plans are implemented. The purpose of the resolutions was to revise TDA's Land Acquisition Status Maps, relocation plans and financial plans to provide money for acquisition, relocation, and demolition in the amount of \$360,000 and to provide for site improvements at Cheyenne and Fairview. INCOG staff had reviewed the proposed resolution and found them to be in accordance with the Comprehensive Plan for those districts and staff recommended approval.

**TMAPC ACTION; 6 members present:**

On MOTION of DOHERTY, the TMAPC voted 6-0-0 (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to **APPROVE** the Neighborhood Development Plan amendments as presented by the Tulsa Development Authority.

\* \* \* \* \*

ZONING PUBLIC HEARING

Application No.: PUD-417-C Present Zoning: RS-3, OL, OM, PUD 417  
Applicant: St. John Medical Center Proposed Zoning: Unchanged  
Location: SE/c of Utica Avenue and 17th Street South  
Date of Hearing: March 27, 1991  
Presentation to TMAPC: Mr. Charles Norman, 2900 Mid-Continent Tower

Staff Recommendation:

This major amendment was initiated as a result of three circumstances which have arisen since the last major amendment. These are as follows:

1. St. John Medical Center has acquired an additional lot abutting the north boundary of Development Area H;
2. Physicians who presently occupy the two existing medical office buildings within Development Area I have requested that they be provided additional office space to accommodate the growth of their practice; and
3. The St. John Development Center at the southeast corner of 17th Street and South Utica Avenue within Development Area J, which presently provides care and educational services to approximately 275 children of employees of St. John Medical Center and employees of affiliate organizations, has a substantial waiting list for children of employees and wishes to expand.

Specifically, St. John Medical Center requests approval of amendments to the Development Standards for Development Areas H, I and J within Planned Unit Development No. 417 as follows:

1. To add the lot which abuts Development Area H on the north to Development Area H with no change in the Development Area H Development Standards.
2. To transfer from Development Area A to Development Area I an additional 6,000 SF of building floor area to increase the maximum building floor area within Development Area i to 28,000 SF.
3. To transfer from Development Area A to Development Area J an additional 15,000 SF of building floor area to increase the maximum building floor area within Development Area J to 33,000 SF.
4. To increase the maximum building height within Development Area J to 28' to permit the addition of a second story to the Child Development Center.

The minimum building setbacks and other development standards for Development Areas H, I and J would remain the same and the relationship to other buildings within the Planned Unit Development and the adjacent neighborhood would not change.

Approval of the requested amendments and the transfer of additional building floor area from Development Area A to Development Areas I and J would reduce the maximum permitted building floor area in Development Area A from 1,554,122 SF to 1,533,122 SF.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 417-C to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends APPROVAL of PUD 417-C subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. **Development Standards:**

- Development Area H -  
(No change except Land Area)

LAND AREA:

Net	46,200 SF
Gross	53,700 SF

PERMITTED USES:

Principal and accessory uses permitted as a matter of right in on OL Office Light District, excluding drive-in bank facilities and funeral homes, and off-street parking.

MAXIMUM BUILDING FLOOR AREA: 10,000 SF

MAXIMUM BUILDING HEIGHT: 15 SF

MINIMUM BUILDING SETBACKS:

From the centerline of South Victor Avenue	50 FT
From the north interior boundary	15 FT
From the east interior boundary	15 FT
From the south interior boundary	0 FT

OFF-STREET PARKING REQUIREMENT:

As required by the applicable Use Unit.\*

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 50%\*\*

SIGNS:

Two ground identification signs which shall not exceed 6' in height, or 32 SF in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential area.

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential areas.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the eastern and northern boundaries of Area H as shown on Exhibit G,

Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*Required off-street parking may be located in either Area A, B, C or G.

\*\*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

- Development Area I -

LAND AREA:

Net	52,500 SF
Gross	67,000 SF

PERMITTED USES:

Principal and accessory uses permitted as a matter of right in an OL district, excluding drive-in bank facilities and funeral homes.

MAXIMUM BUILDING FLOOR AREA: 28,000 SF

MAXIMUM BUILDING HEIGHT: 26 FT

MINIMUM BUILDING SETBACKS:

From the centerline of South Utica Avenue:	60 FT
From the centerline of South Victor Avenue	50 FT
From the centerline of East 17th Place	44 FT
From the west interior boundary	70 FT
From the south interior boundary	50 FT
From the north boundary	5 FT

OFF-STREET PARKING REQUIREMENT:

As required by the applicable Use Unit.\*

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

~~15%\*\*~~  
20%

SIGNS:

Two ground identification signs which shall not exceed 6 feet in height of 32 SF in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential areas.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the entire eastern boundary of Area I as shown on Exhibit G, Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*Required off-street parking for Development Area I may be located in Area I, G, or K.

\*\*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

Development Area J

(Changes to Maximum Building Floor Area, Building Height and Off-Street Parking - Footnote No. 3)

LAND AREA:

Net	45,000 SF
Gross	63,900 SF

PERMITTED USES:

Children's nursery and care center as permitted in Use Unit 5.

MAXIMUM BUILDING FLOOR AREA: 33,000 SF

MAXIMUM BUILDING HEIGHT: 28 FT\*

MAXIMUM BUILDING SETBACKS:

From the centerline of South Utica Avenue	134 FT
From the centerline of South Victor Avenue	55 FT
From the centerline of East 17th Street	57 FT**
From the south property line	8 FT

OFF-STREET PARKING REQUIREMENT:

As required for Use Unit 5.\*\*\*

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 40%\*\*\*\*

LIGHTING:

Not to exceed 8 feet in height.

\*Measured to top of parapet excluding roof-mounted equipment which occupies less than 10% of the roof area, which shall be screened from view by pedestrians on adjacent sidewalks.

\*\*Canopy may be set back 52 FT from the centerline of East 17th Street.

\*\*\*Required off-street parking for Development Area J may be located in Area G or K.

\*\*\*\*Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. All trash, mechanical and equipment areas shall be screened from public view.
5. The Department of Stormwater Management or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
6. No Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City beneficiary to said Covenants.

Applicant's Comments:

Mr. Charles Norman was present representing St. John Medical Center. He stated the applicant was in agreement with the staff recommendation. The most important change was the addition of a second story to the child development center.

Interested Parties:

Nell Bradshaw 1628 South Victor  
Ms. Bradshaw commented that she had several concerns regarding the changes in the PUD. She stated she was in protest to the second story addition to the child development center. She stated the following concerns:

1. How many children will be enrolled at the child development center?
2. With an addition of a second story, there will be more traffic. The parking lot is already full and employees are beginning to park on the side of the street.
3. She would like to have an environmental impact study completed.
4. How many aids or supervisors will be on duty for each child, not including the laundry, kitchen help, yard workers or office employees? Will the babies be kept on the second floor? This would be a problem should a fire occur.
5. A four way stop sign would only increase accidents.
6. At previous hearings, she was informed that the employees would be parking in employee parking lots. She would like for St. John to make it a part of their employee contract to park in the designated areas.

Mr. Norman responded to the above questions.

1. There are about 270-275 children presently being served at the facility, which is the capacity for the present building. This includes all shifts, many of which overlap. The proposal would permit the structure to be doubled in size allowing approximately 150 more children ages 1-6 to attend.
2. All of the parking facilities on the northern side of the PUD are presently occupied because about 450 surface parking spaces (at 19th and Wheeling) have been displaced in order to construct the new garage. This problem should be relieved around June 1 when the new garage opens. He commented that although there have been over 100 workers on the project for the past year, there have not been a significant number of workers parking on the streets. Regarding the employee parking, the employer has required that employees comply with reasonable regulations and it has worked very well.



3. Mr. Doherty informed Ms. Bradshaw that TMAPC did not have the jurisdiction to order an environmental impact study be conducted.
4. Fire safety is a major consideration to everyone. The state does not permit children under three to be on a second floor. Therefore the smaller children will be occupying the first floor. There are presently 65 staff members which will increase according to the ages of the children who come to the center. One staff person is required for every four infants. One staff person is required for every six children aged 1-6.

**TMAPC ACTION; 6 members present:**

On MOTION of HARRIS, the TMAPC voted 6-0-0 (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to APPROVE the Major Amendment to PUD 417-C subject to the conditions as recommended by staff.

Legal Description

**Development Area H:** Lots 19, 20, 21, 22, 23, and 24, Block 3, Edgewood Place Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

**Development Area I:** Lots 4, 5, 6, 7, 8 and Lots 12 and 13, Block 17, Orcutt Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

**Development Area J:** The west 40' of Lots 1 and 2, block 17, and the east 10' of vacated alley; lot 1, block 17; and the east 100' of Lot 2, Block 17, and 10' vacated alley; lot 17, Block 17, and 10' vacated alley; Lot 15, Block 17, and 10' vacated alley; Lot 16, Block 17, and 10' vacated alley; all in Orcutt Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

\* \* \* \* \*

Application No.: Z-6311 Present Zoning: CH, OL  
 Applicant: QuikTrip Corporation Proposed Zoning: CS  
 Location: NE/c of South Denver and 15th Street South  
 Date of Hearing: March 27, 1991  
 Presentation to TMAPC: Mr. Joe Westervelt, 901 North Mingo Road

Relationship to the Comprehensive Plan:

The District 7 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property medium intensity - no specific land use. According to the Zoning Matrix the requested CS District is in accordance with the Plan Map.

Staff Recommendation:

**Site Analysis:** The subject tract is approximately 1.6 acres in size and is located at the northeast corner of South Denver Avenue and 15th Street South. It is nonwooded, vacant and is zoned CH and OL.

**Surrounding Area Analysis:** The tract is abutted on the north by a credit union and single-family dwellings zoned OM and RM-2; on the south across 15th Street by offices and single-family dwellings zoned OL and RM-2; and on the west across Denver Avenue by a QuikTrip store and Kentucky Fried Chicken restaurant zoned CS.

**Zoning and BOA Historical Summary:** Commercial zoning has been permitted in the area of the subject tract.

**Conclusion:** Based on the Comprehensive plan and existing zoning patterns, Staff can support the requested CS rezoning.

Therefore, Staff recommends APPROVAL of CS zoning for Z-6311 as requested.

Applicant's Comments:

Mr. Joe Westervelt, QuikTrip Corporation, stated they were in agreement with the staff recommendation. He commented that they have met with the adjacent property owners and the district planning team chair and there had been no objections to the changes.

TMAPC ACTION; 6 members present:

On MOTION of HORNER, the TMAPC voted 6-0-0 (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to APPROVE the CS zoning for Z-6311 as recommended by staff.

Legal Description

CS Zoning: Entire tract: Drew's Amended Subdivision of Block 4 of the Campbell Addition to the City of Tulsa, Oklahoma.

Containing all of Lots 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12 and the north 20' of Lots 6 and 7 all in Block 4, Drew's Subdivision of Block 4 of the Campbell Addition to the City of Tulsa, Oklahoma, and the 16' vacated alleyway, containing 72,900 square feet, or 1.67 acres.

Lots 1: A tract of land situated Drew's Amended Subdivision of Block 4 of the Campbell addition to the City of Tulsa, Oklahoma, being more particularly described as follows, to wit:

Starting at the northeast corner of said Block 4, thence S 89 51'00" W and along the northerly line of said Block 4 at

a distance of 260.00 feet, thence due south, parallel and 10.00 feet east of the west line of said Block 4 a distance of 70.00 feet to the point of beginning thence due south, parallel and 10.00 feet east of the west line of said Block 4 a distance of 200.00 feet, thence N 89 51'00" E and parallel to the south line of said Block 4 a distance of said Block 4 a distance of 200.00 feet, thence S 89 51'00" W and parallel to the south line of said Block 4 a distance of 160.00 feet to the point of beginning and containing 34,000 or .78 acres, more or less.

Lot 2: A tract of land situated Drew's Amended Subdivision of Block 4 of the Campbell Addition to the City of Tulsa, Oklahoma, being more particularly described as follows, to wit:

Beginning at the northeast corner of said Block 4, thence S 89 51'00" W and along the northerly line of said Block 4 a distance of 260.00 feet, thence due south, parallel and 10.00 feet east of the west line of said Block 4 a distance of 70.00 feet, thence N 89 51'00" E and parallel to the northerly line of said Block 4 a distance of 160.00 feet, thence due south and parallel to the west line of said Block 4 a distance of 200.00 feet, thence due north and along the east line of Block 4 a distance of 100.00 feet, thence due north and along the east line of Block 4 a distance of 270.00 feet to the point of beginning and containing 38,900 square feet of 0.89 acres, more or less.

\* \* \* \* \*

OTHER BUSINESS:

PUD 196: Detail Sign Plan Review  
Located at the southwest corner of East 71st Street  
South and South Memorial Drive

Staff Recommendation:

The TMAPC has approved 2 temporary signs on the subject tract as follows:

1989 July 7 -- July 16  
September 1 -- September 10

*Total of 20 days*

1990 June 4 -- June 9  
September 3 -- September 10  
November 12 -- November 19

*Total of 22 days*

The applicant is now requesting for 1991:  
May 6 -- May 13  
June 3 -- June 10  
September 2 -- September 9  
November 11 -- November 18

*Total of 32 days*

Staff would view this as a significant increase and therefore cannot support the request. In addition, Staff has requested from the applicant written approval from either the shopping center owner or leasing manager since no other temporary signage would be permitted during approved dates.

Staff would recommend **APPROVAL** of a detail sign plan permitting two temporary signs not to exceed 22 days in total for the year with the time periods to be determined by the applicant and approved by the TMAPC at the meeting.

Applicant's Comments:

Ms. Ann Gibbs, 7166 South Memorial, presented a letter from the landlord asking for just one time period. She asked that their request be revised to be for six days from May 6, 1991 through May 13, 1991.

Comments & Discussion:

Mr. Harris inquired whether the request was from the owner of the center or a shop owner. Mr. Doherty replied that the request was from a shop owner, but that her letter stated the owner of the center was in support of a six day promotion for Mother's Day.

TMAPC ACTION; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to **APPROVE** the Detail Sign Plan as amended by the applicant to allow two temporary signs from May 6, 1991 through May 13, 1991.

\* \* \* \* \*

PUD 313-7: Minor Amendment of rear yard requirement  
Located at 2811 West 62nd Street South Lot 18,  
Block 5, Golf Estates II Amended

PUD 313 is a +/- 25 acre development approved for a maximum of 126 lots and has an underlying zoning of RT. The applicant is requesting a minor amendment of the required 20' rear yard to 12.5' to permit a porch roof addition over an existing concrete slab.

After review of the applicant's submitted site plan, Staff can find no "unique physical features of the particular site", as stated in the PUD Chapter of the Zoning Code, under Section 1101 Purposes, which would permit the flexibility of the minor amendment. Therefore, Staff recommends **DENIAL** of minor amendment PUD 313-7.

Applicant's Comments:

Ms. Kathy Easeman, 2811 West 62nd Street South, commented that she does have neighbors on both sides and that she has not discussed her request with them. She also has a neighbor to the back but her lot backs up to the side of theirs.

Mr. Harris commented that notice had been sent to her neighbors and apparently there were no protestants. He advised that if the neighbors were not objecting he would not. Mr. Draughon stated he felt the same.

Mr. Doherty stated concern with setting a precedent. This was an unusual situation since Ms. Easeman's lot does not back up to another house.

Mr. Gardner advised that if TMAPC was inclined to approve the request a condition should be added the not allow the room to be enclosed.

Mr. Weldon Raber, the builder, advised that this would be a 3-12 pitch roof coming into the house. The ceiling height would be 7' with the eave height coming into the roof. He submitted a sketch of the proposed roof.

TMAPC ACTION; 6 members present:

On MOTION of HORNER, the TMAPC voted 6-0-0 (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to APPROVE the Minor Amendment to rear yard setback from 20' to 12.5' and to allow the addition of a porch roof with the condition that it not be enclosed and that it be built as specified by the builder.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

**Woodland Glen Five** (PUD 268-12)(2483) East 93rd Street and South 95th East Avenue

Staff Recommendation:

Mr. Wilmoth advised that all releases had been received and recommended approval.

**TMAPC ACTION; 6 members present:**

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Carnes, Doherty, Draughon, Harris, Horner, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Midget, Neely, Parmele, Wilson "absent") to APPROVE the Final Plat for Woodland Glen Five and to RELEASE same as having met all conditions for approval.

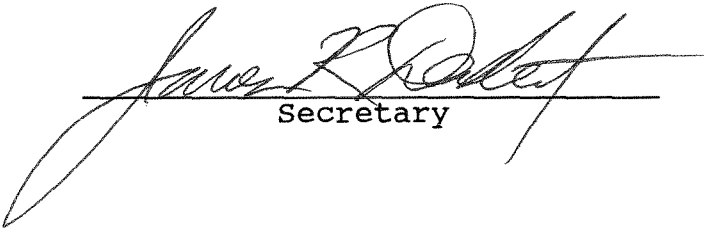
There being no further business, the First Vice Chairman declared the meeting adjourned at 2:38 p.m.

Date Approved: \_\_\_\_\_

4/10/91

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary