

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1876  
Wednesday, March 18, 1992, 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>
Ballard	Neely	Gardner	Linker, Legal
Broussard	Selph	Hester	Counsel
Buerge		Stump	
Carnes		Wilmoth	
Doherty, 1st Vice Chairman			
Horner			
Midget, Mayor's Designee			
Parmeale, Chairman			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 13, 1992 at 10:40 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 1:33 p.m.

**Minutes:**

Approval of the minutes of March 4, 1992, Meeting No. 1874:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Ballard, Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Broussard "abstaining"; Midget, Neely, Selph "absent") to **APPROVE** the minutes of the meeting of March 4, 1992 Meeting No. 1874.

**REPORTS:**

Comprehensive Plan Committee

Mr. Carnes reported the Comprehensive Plan Committee met today for review of the District 26 Plan Map and Text. The Committee voted unanimously to adopt the District 26 Plan Map and Text as recommended by staff.

Rules and Regulations Committee

Mr. Doherty announced the Sign Advisory Board continues to work on the proposal TMAPC transmitted to City Council. It is anticipated work will be completed on this process within the next 30 days.

Towers and Antennas provisions is on the City Council agenda for March 19. TMAPC recommendations are in tact with minor differences that have been addressed before with the addition of bulk and area

requirements language. Mr. Doherty anticipated this to be concluded at the City Council meeting.

Budget and Work Program

Ms. Wilson reported the Budget and Work Program Committee met today and finalized the April 4 workshop agenda for the training session for the Planning Commission, City and County Boards of Adjustment, Neighborhood Associations, Homeowner Associations, and the Citizen Planning Teams.

Councilor Bartlett's request to include the Peoria Study in this fiscal year was considered. The Committee decided to use a portion of the \$6,500 remaining in Special Projects. A portion of these monies will be used to begin the scope of services on the study.

The last item discussed was Tulsa County's reduction of budget monies to the Planning Commission and INCOG. The Budget and Work Program decided to reduce aerial photography to make up the loss of money.

Ms. Wilson reported the outer loop was discussed and it was decided to ask the entire TMAPC to have a briefing on this item, with Irving Frank present, to review the conceptual plan.

The Planning Commission decided to hold the outer loop briefing at 11:30 a.m., in the INCOG conference room, on April 22, 1992 for the entire Planning Commission.

Director's Report

Mr. Gardner announced the Parking Study Ordinance Resolution item is the continued public hearing of the parking study.

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**PUBLIC HEARING**

This is a Public Hearing on amendments to the District 26 Plan Map and Text.

Mr. Carnes announced the District 26 Chairman requested continuance of the public hearing for the District 26 Plan Map and Text Amendments to April 1, 1992.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Midget, Neely, Selph "absent") to **CONTINUE** the PUBLIC HEARING on District 26 Plan Map and Text Amendments to April 1, 1992.

\* \* \* \* \*

**SUBDIVISIONS:**

**REVISED SKETCH PLAT APPROVAL:**

**Southern Pointe Third**

E. 91st Street and South Hudson Avenue

Chairman Parmele announced a request for continuance has been received on this item to April 22, 1992. The previous plan has been withdrawn and a new subdivision plat is to come before the Technical Advisory Committee (TAC) on April 7, 1992.

It was noted that this will be the 15th revised plat submitted.

There was much discussion among the Planning Commission as to the merits of the continuance and the numerous continuances that have been granted this item.

**Interested Parties**

**Pierre Smith**

**8815 S. Lakewood 74137**

**Dudley P. Tenney**

**5903 E. 88th St 74137**

Mr. Smith expressed opposition to the continuance. One of the reasons for his opposition is the expense of the process, efficiency of staff, efficiency of neighborhood working, the cynical attitude of people in the community, etc. He distributed to the Planning Commission a summary of activity relating to this item (Exhibit #7) indicating a date sequence of activity. Mr. Smith reviewed the activity on this item since its first presentation to the Planning Commission on December 5, 1990. Mr. Smith advised page 2 of this handout is a petition. To date 83 signatures have been obtained.

Mr. Smith asked that the Planning Commission deny the request for continuance and give directive to staff and the developer that this item not be brought before the Planning Commission until such time that it meets the requirements established on August 21, 1991.

Chairman Parmele replied that such a directive is was not possible until the final plat is brought before the Planning Commission. He went on to explain the Planning Commission cannot direct an applicant to follow the conditions imposed on a previous sketch plat.

Russell Linker, legal counsel, concurred that the Planning Commission does not have the authority to do as Mr. Smith is requesting. Mr. Linker went on to answer questions from Mr. Smith as to procedure and what the law will allow the applicant as to conditions of plat requirements.

Mr. Gardner mentioned if a developer brings the same plat back then he must meet the requirements approved by the Planning Commission.

This does not mean he cannot revise the plat and bring it back and ask for a decision on a revised plan.

It was the consensus of the Planning Commission to judge the new sketch plat on its own merits and if it should be continued again it would cast suspicion on the motives of the developer.

Mr. Smith commented that he could foresee no reason for the protestants to request a continuance on April 22.

**TMAPC Action; 9 members present:**

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to CONTINUE the Revised Sketch Plat Approval for Southern Pointe Third to April 22, 1992.

\* \* \* \* \*

**PRELIMINARY PLAT:**

True Life Tabernacle (3472) (PD-21) (County) (IL)  
NW/c of W. 181st St. S. & U.S. Highway #75

**Background research and history:**

This plat is a result of both a zoning application (CZ-21) and a Board of Adjustment action approving a church (CBOA-1049). A previous plat was processed on this tract titled Stockton Industrial Acres, reviewed by TAC on 6/25/81 and granted a preliminary approval by TMAPC on 7/1/81. Approval was extended several times, but it eventually expired and was never filed of record. This current plat will take precedence over any previous submittals and approvals.

This plat was reviewed by TAC on 2/11/92 and approval recommended subject to the conditions listed in the agenda. One of those conditions was approval of the City/County Health Department for sewage disposal. It was later learned that the percolation tests had failed and a lagoon would have to be used. Rather than construct a lagoon, it has been determined that access to a sanitary sewer system in Glenpool is available. The applicants have chosen to take that route, so this plat will now be served by sanitary sewer. The conditions listed below are from the previous TAC minutes and have been changed to reflect the conditions applicable to extension of sanitary sewer.

The Staff presented the plat with the applicant represented by Charlie Martin.

On MOTION of SILVA, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of *True Life Tabernacle*, subject to the following conditions:

1. On face of plat show:
  - (a) Limits of no access along US #75.
  - (b) Show "One Lot, \_\_\_ acres" on face of plat near location map.
  - (c) Suggest the street name for 181st be shown within the portion being dedicated by this plat and in slightly larger lettering. (Plats will eventually be reduced on microfilm)
  - (d) Up-date the location map by identifying all the exterior streets around the section as well as US 75 and the Tulsa/Creek County line on 33rd W. Avenue.
2. Covenants:
  - (a) Second paragraph after legal description: Add: "No building, structure, or other above or below ground construction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or right-of-way as shown."
  - (b) Omit 4th paragraph after legal description. This is not a PUD so TMAPC does not need to be a party to the covenants, particularly since there are no restrictions anyway; only the dedications for streets and easements.
  - (c) Section II, Omit all of this section and re-number remaining sections.
  - (d) Section III, (**Now II**): Enforcement should run for applicable water district or their successors and/or assigns.
  - (e) Section V. (**Now IV**): This section needs to be revised. Since there are no specific restrictions, it only consists of dedications for easements and utilities. (See Staff for help)
3. Utility easements shall meet the approval of the utilities. Show additional easements as required. Show Book/Page references for ONG easements and show on plat. (Book 4099/ Page 1281 There may be others of record.)
4. East Central Electric advises that this is in OG&E's certified area. However, East Central can serve it provided the owner obtains a release from OG&E. This is owner's choice so Staff makes no recommendation other than to note that a release letter will be required for final approval from the utility serving the tract. -- (owner indicated OG & E will serve)
5. Water plans shall be approved by the applicable water district prior to release of final plat. If service is available, only the release letter is required. (Creek County Rural Water District (CCRWD) advises an extension is required for service.) (Service may be by RWD # 6, -- Release letter required from which ever district will provide service.)

6. 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).
7. Sanitary sewer plans shall be submitted to and approved by the City of Glenpool prior to release of final plat. (A release letter from Glenpool is required.) Any additional easements that may be required either for the sewer line and/or a lift station shall be shown on the plat if required.
8. The method of water supply and plans therefor shall be approved by the Tulsa City/County Health Department.
9. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission.
10. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
11. Limits of Access or (LNA) as applicable shall be approved by County Engineer. Show LNA along US # 75 Highway.
12. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
13. 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.
14. 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. If plugged, show plugging records.
15. This plat has been referred to Glenpool because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
16. Show the road right-of-way as an even 50.00 feet. Put the fractional differences in the lot, not the right-of-way.
17. 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.
18. All other Subdivision Regulations shall be met prior to release of final plat.

Staff Comments

Mr. Wilmoth advised there are no waivers involved on this item and staff recommends approval.

**TMAPC Action; 7 members present:**

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele "aye"; no "nays"; no "abstentions"; Midget, Neely, Parmele, Selph "absent") to APPROVE the Preliminary Plat of True Life Tabernacle subject to conditions as recommended by staff.

\* \* \* \* \*

**The Woodlands (PUD-179-I)(1283) (PD-18)(CD-8)**

East 75th Street and S. 90th East Avenue

(RS-3, RM-1, RM-0)

This plat has a sketch plat approval by TAC on 2/11/92 subject to the conditions as listed in the agenda of that date. A copy of those minutes was provided with Staff comments in the margin.

On MOTION of HERBERT, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY plat of *The Woodlands*, subject to the following conditions, including waiver of the cul-de-sac lengths on 94th and 95th E. Avenue:

1. All conditions of PUD 179-I-2 shall be met prior to release of final plat. Show PUD number on face of plat and include PUD conditions in covenants.
2. Show all building lines in accordance with PUD 179-I-2 conditions, which will be RS-4 standards.  
Show an \* by those 15' side street Building Lines and the following note on face of plat: "*\* = garages must be set back 20' where access is to a side street.*"  
Show 35' building line along Mingo
3. Identify adjacent lands by subdivision name or as applicable. Identify all existing easements of record. Identify Detention Pond also as: "*Unplatted City of Tulsa, Deed- Book 4513, Page 525*"
4. The cul-de-sac on 76th Street is OK for length. Provide paving and additional easements as needed on cul-de-sac over 300' or as directed by the Department of Public Works and Fire Department. Cul-de-sac on 94th and 95th E. Avenue are over-length and will require waiver of Subdivision Regulations.
5. East 75th Street, the collector, shall be 60' right-of-way with 36' of paving and sidewalks on both sides in accordance with the Subdivision Regulations and Street Plan.
6. 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.

7. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
8. 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 owners(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable. -- (30' radius at Mingo Road) (need table- Length, central angle, and radius.)
15. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Show LNA on backs of "double frontage" lots on 90th E. Avenue as well as the two corner lots that side to this street.
16. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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.)
17. 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.



18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
20. Revise PUD Section of Covenants as per Staff.
21. 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.
22. All other Subdivision Regulations shall be met prior to release of final plat.

Staff Comments

Mr. Wilmoth pointed out this item will require waiver of length on two cul-de-sacs. He advised that staff recommends approval.

In response to a question from Mr. Doherty, Mr. Wilmoth replied this design was a result of the applicant's meetings with Public Works, Fire Department and other agencies involved in the process and meets with their approval. Mr. Wilmoth pointed out the Fire Department has an ordinance in effect that requires a 90' diameter turn-around at the end of cul-de-sacs.

TMAPC Action; 9 members present:

On MOTION of WILSON, the TMAPC voted 8-1-0 (Ballard, Broussard, Buerge, Carnes, Horner, Midget, Parmele, Wilson "aye"; Doherty "nay"; no "abstentions"; Neely, Selph "absent") to APPROVE the Preliminary Plat of The Woodlands subject to conditions as recommended by staff, including the waiver of Subdivision Regulations for cul-de-sacs on 94th and 95th E. Avenue.

\* \* \* \* \*

Ashton Woods (PUD-275-1) (2183) (PD-18) (CD-8) (RS-3)  
Northwest corner of the Creek Turnpike and S. Yale Avenue

and

**PUD 275-1** Minor Amendment to change the permitted use from multifamily residential to single-family residential -northwest corner of South Yale Avenue and the Creek Turnpike

Chairman Parmele announced the applicant has requested a continuance of these two items to April 1, 1992 to effect the transfer of ownership of the property to the applicant prior to the hearing.

**TMAPC Action; 9 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to **CONTINUE** the preliminary plat of Ashton Woods and PUD 275-1 to April 22, 1992.

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**Hillside (PUD-190)(1083)(PD-18)(CD-8)**  
East 76th Court & S. Joplin Avenue

(RS-3)

This is the third subdivision on this tract. The first being The Hill which included only one dwelling unit/clubhouse on top of the hill and its accompanying private street out to connect with S. Joplin Avenue. The remainder of the tract was also platted as "Lot 2" of the same subdivision. Subsequently, Lot 2 of The Hill was re-subdivided and platted as Minshall Hill with 89 single-family lots. (90 units were allowed in Development Area CL-2. The other unit is the one dwelling on Lot 1 of The Hill). Utilities and private street construction was completed in Minshall Hill as well as the construction of a wall around the subdivision. A few homes were constructed, but most lots remain vacant. The current re-subdivision will increase the size of the lots, reducing the total to 66 dwelling units. (1 in The Hill, 13 in Minshall Hill not part of this resubdivision, and 52 in Hillside.) This is well under the 90 allowed in the PUD. The PUD also included single-family uses so this plat will not create a need for an amendment to the PUD.

The Staff presented the plat with the applicant not represented.

On **MOTION** of **MATTHEWS**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY** plat of *Hillside*, subject to the following conditions:

1. Not a condition for approval of plat, but applicant should assure that previous platting does not constitute a cloud on the title in this plat. The two previous plats may need to be vacated, but that is not a process through TMAPC. This is only mentioned to advise owner to consult with his attorney regarding chain of title.
2. Since this plat does not include any of The Hill, which platted the majority of the private street system, applicant/owners should assure themselves that they have the right to use the street within The Hill.
3. Plat format:
  - (a) Make sure the legal under the title agrees with the legal in the written portion of the plat.

- (b) It is suggested that a heavier outline be drawn around the lots being included in this plat, so that it is clear what is or is not included.
  - (c) It may be simpler to retain the block numbering system so that the block numbers remain the same, with the changes in the actual lot numbers.
  - (d) Correct north arrow since plat is rotated 90°.
4. Covenants/Deed of Dedication:
- (a) Section I:
    - Add language regarding no structures on the easements.
    - Add paragraphs E & F, for Landscape repair, etc., and LNA paragraph.
  - (b) Section III: Separate out the PUD restrictions and put them all in one section.
  - (c) Section IV: put all the private restrictions together separate from the PUD. (see staff for sample...)
5. All conditions of PUD 190 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 1100-1107 of the Zoning Code, in the covenants.
6. 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.
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- \*7. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat.
8. 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 owners(s) of the lot(s).
- \*9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
- \*10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
- \*11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
- \*12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.

\*13. Bearings, or PUD 237-1 to April 1, 1992. true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).

\*(If required)

14. A mandatory Homeowners Association should be created for maintenance of the private streets and to insure erosion control and maintenance of the drainage.

15. Relocation of any existing utilities (including all public and all private) and or facilities shall be done at owners expense. Final plat will not be released until arrangements have been made to satisfy this condition.

16. 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.

17. All (other) Subdivision Regulations shall be met prior to release of final plat.

#### Staff Comments

Mr. Wilmoth explained this item is three plats on basically the same tract of ground. He commented that at present there are a few houses in the area with the remainder of the area undeveloped. This request is a reduction of the total number of units and will not require an amendment because it can meet all the requirements of the PUD.

Mr. Wilmoth advised there may be title problems with this tract since there are three plats, one on top of the other, involved in this. The applicant has been advised to see his attorney, since there may be a problem due to access and multiple plats on the same piece of property.

#### Interested Parties

**Larry Tarpley**

**5912 E. 76th Pl 74136**

Mr. Tarpley requested this item be continued since he feels he has had insufficient time to research the proposed change and to meet with other homeowners in the area and also with the developers.

#### Applicant's Comments

Jack Cox, engineer for the owners of the tract, advised having no objection to a one week continuance.

#### TMAPC Action; 9 members present:

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to CONTINUE Preliminary Plat for Hillside Addition, E. 76th Court and South Joplin Ave., for one week to March 25, 1992.

\* \* \* \* \*

WAIVER REQUEST; Section 213:

Z-6272 Auda's Addition and Unplatted (2703) (PD-16) (CD-3)

5746 East Apache Street

(IL)

This is a request to waive plat on an unplatted tract of land lying between Blocks 2 and 3 of Auda's Addition approximately 245.4' x 355', measured to centerline of Apache. The zoning application also included Lots 4-6, Block 2 of Auda's and additional land south of Zion Street. The portion of the zoning request south of Zion was denied, so only that land north of Zion was eventually included in the rezoning Ordinance. Site plan submitted only covers the unplatted tract.

A previous plat waiver was processed on Lots 1-3, Block 2, Auda's, under Z-6197. It was approved by TMAPC 8/3/88 subject to a number of conditions recommended by the TAC, including access control, utility easements, grading plans, tie contracts, and Health Department approval of the septic systems. Based upon the previous recommendations and action by TMAPC, approval of the waiver would be subject to the following:

1. Grading and drainage plan approval by Department of Public Works (Stormwater) in the permit process. (On site detention required. Run off must be directed to Apache or Kingston.
2. An access agreement is required, subject to approval of Department of Public Works (Traffic Engineer). (One common access point was recommended on the previous application to the east. This would be similar so the same thing will apply to the present tract.)
3. Provide 50' of right-of-way on Apache in accordance with the Major Street Plan.
4. Provide a 17-1/2' utility easement parallel to Apache Street and any other easements as needed by the utilities.
5. Sewage Disposal:
  - (a) If septic system(s) are used, approval of the City/County Health Department is required prior to release or issuance of a zoning clearance permit and/or building permit.

OR:

- (b) This tract is within 250' of an existing sewer. If it is feasible to extend sewer and is recommended by the Department of Public Works (Water & Sewer), then a sewer main extension will be a condition of approval. Applicable plans shall be submitted and approved by the Department of Public Works, Water & Sewer.

6. If septic system(s) are utilized, a "tie contract" may be required to tie enough land together to meet the minimum Health Department standards, based upon percolation test results.
7. A Board of Adjustment case is pending approval, case #15975, for some variances in the setbacks. Should any conditions of that case apply to this waiver, same should be met prior to issuance of occupancy and/or building permits.

The applicant was not represented.

In review of all of these conditions, and since this tract is mostly "unplatted" compared to the previous waiver to the east which was 3 platted lots, the TAC will recommend this property be platted in order to provide all of the requirements on one document.

On MOTION of DIXON, the Technical Advisory Committee voted unanimously to recommend that the *property included within Z-6272 be platted*. In the event a waiver is approved or considered by the TMAPC, all of the listed conditions would apply to the subdivision plat, or to a waiver if granted.

#### Staff Comments

Mr. Wilmoth advised the applicant was not present at the TAC meeting. He reviewed the conditions set forth by TAC.

In response to a question from Chairman Parmele Mr. Wilmoth responded, gains from going through the platting process would require on-site detention, water or sewer extension may be required. All these things will need easements, rights-of-way, access control. He advised TAC and staff prefer that this be platted so all this information is on one document, the plat.

#### Applicant's Comments

**Joe Hill**

**9121 E 7th St**

Mr. Hill expressed objections to conditions #1, #2, #3, and #4.

Mr. Hill advised he intends to construct storage buildings on this property of an approximate size of 40' X 60'.

Mr. Gardner explained this is a rezoning to industrial and requires a subdivision plat. If the applicant does not want to go through the expense of engineering fees right-of-way can still be required because it is a waiver of a platting requirement.

Mr. Linker explained to the applicant that when a rezoning was obtained on the property, the applicant acknowledged doing so approximately two years ago, ordinances require it either be platted or that a waiver of plat be obtained.

**TMAPC Action; 9 members present:**

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to DENY Waiver Request for Z-6272, 5746 E. Apache Street.

\* \* \* \* \*

**Woodland Hills Mall Extended (PUD 479)(183) (PD-18)(CD-8)**

9009-9027 E. 71st Street

(CS, PK)

Staff advised that this had been reviewed by TAC on 12/10/91 as a "PUD Review" and several conditions recommended. One condition was that a formal request for waiver be processed, which has been done. Therefore, this is the same plan so a formal action by the TAC is required so it can be forwarded to the Planning Commission for actions. (This includes Z-6340).

The applicant was represented by Ted Sack.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the waiver of plat on PUD 479 and Z-6340 subject to the conditions outlined by Staff and TAC as follows:

1. A lot split will be required if this is to be separated from Woodland Hills Mall Extended (in process 17521)
2. An access change will be required. (Subject to approval of the Department of Public Works, Traffic.) Traffic Engineer advises that existing median must be located in relation to this project. NO changes in the median will be recommended. (in process)
3. Grading and drainage plan approval required by the Department of Public Works Stormwater (Fee-in-lieu)
4. Additional utility easements and/or extensions if required by utilities. (ONG requested 17-1/2' along 71st Street)
5. Although not part of this tract, TAC urged developer to seek access to the Woodland Hills ring road. This would prevent having to exit to 71st then return to the shopping center driveways. (not a condition of approval of waiver.)

and

**PUD 479-1**            Minor Amendments to the development standards -  
North side of 71st Street South, east of Woodland  
Hills Mall

The applicant is proposing the following amendments to PUD 479:

- 1)    Reduce the number of tenants from 3 to 2 and divide the PUD into two lots, one the east 490' of the PUD and the other being the remainder of the PUD.
- 2)    Increase the allowable restaurant floor area from 5,500 SF to 6,000 SF and decrease the permitted retail space by 19,500 SF.
- 3)    Increase the maximum building height in the eastern parcel from 30' to 38'.
- 4)    Increase the maximum display surface area of wall signs from 1 SF to 2 SF per foot of wall to which they are affixed.
- 5)    Change the ground sign requirements from one 8' high, 96 SF sign and one 25' high, 192 SF sign to two 15' high signs with maximum display surface areas of 75 SF and 192 SF.

Staff has reviewed the requested amendments and can support all of them with the exception of the blanket increase in wall sign display surface area. Staff feels that the following standards for wall signs would reasonably accommodate the users needs and be compatible with nearby development:

Eastern Parcel - Wall signs shall not exceed 1½ SF of display surface area per foot of building wall to which they are affixed, and wall signs shall only be allowed on the side of the building facing 71st Street.

Western Parcel - Wall signs shall not exceed 1 SF of display surface area per foot of building wall to which they are affixed.

With this change staff finds the amendments to be minor in nature and consistent with the original PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD 479-1 as amended.

The new **Development Standards** would be as follows, if the staff recommendation is approved:

**2.    Development Standards**

**Land Area (net):**

Development Area A (east 490')	151,339 SF
Development Area B (remainder of PUD)	66,694 SF



Total 218,033 SF

**Permitted Uses:** As permitted by right within the CS district

**Maximum Floor Area:**  
Development Area A (Retail) 31,500 SF  
Development Area B (Restaurant) 6,000 SF

**Maximum Building Height:**  
Development Area A 38'  
Development Area B 30'

**Minimum Building Setbacks:**  
from centerline of 71st Street 120 ft.  
from West boundary 50 ft.  
from East boundary 20 ft.  
from North boundary 0 ft.

**Parking Ratio:** As provided within the applicable use unit

**Minimum Interior Landscaped Open Space:** 11% of net area

**Signs:**

Ground Signs:

Ground signs shall be limited to two signs to be located along 71st St., both not exceeding 15 feet in height, nor exceeding a display surface area of 75 square feet for sign in Development Area B and 192 square feet for the sign in Development Area A.

Wall or Canopy Signs:

Development Area A - the aggregate display surface area of wall or canopy signs shall be limited to one and one-half sq. ft. per lineal foot of building wall to which the sign or signs are affixed. Wall or canopy signs shall only be allowed on the south side of the building, except for directional signs.

Development Area B - The aggregate display surface area of wall or canopy signs shall be limited to one sq. ft. per lineal foot of building wall to which the sign or signs are affixed.

All wall or canopy signs shall not exceed the height of the building.

**Access:**

A maximum of three access points to 71st Street shall be permitted with one of them at the existing median break.

Staff Comments

Mr. Wilmoth advised the applicant has filed a lot split and access change agreement.

Mr. Stump advised the signage problem on the Chili's Restaurant on the eastern tract has been resolved with the revised sign plan and staff recommends approval of the revised detail site and sign plans.

Applicant's Comments

Roy Johnsen, representing the applicant, addressed the requirement of the plat waiver request condition amending the limits of no access. Mr. Johnsen presented an exhibit detailing the amendment of the limits of no access bearing the endorsement of Mr. French of the Traffic Engineer's Office. He requested an authorization from the Planning Commission to the appropriate officers to execute the formal document that would amend limits of no access in keeping with this exhibit as part of the waiver request.

Mr. Linker advised it could be legitimately considered under the plat waiver request.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to **APPROVE** Waiver of Plat on PUD 479 and Z-6340 subject to conditions as recommended by staff, Minor Amendment PUD 479-1 and the Detail Site and Sign Plans for Development Areas "A" and "B" as amended and **APPROVAL** of the Access Change.

\* \* \* \* \*

BOA-15729 Childers Heights (1192) (PD-7)(CD-2)  
1414 S. Galveston Avenue

(RM-2)

This is a request to waive plat on Lots 2-20 (Less the N.20' of Lot 20), Block 12 of the Resub of Blocks 4,5, & 12 Childers Heights addition. The tract is occupied by the McBirney Mansion and has been approved by the Board of Adjustment for an eating disorders facility to be operated by the Rader Institute. The Board of Adjustment files indicate care has been taken to research the existing Historical "easements" and other controls that affect this property. The Board approved the use subject to a number of conditions including no exterior alterations of the building, landscaping or historic open space, no changes in the parking areas or ingress and egress and limitation on visiting hours, etc.

Since the property is already platted and the use controls specified in the Board of Adjustment files, Staff recommends waiver

of the plat requirement, noting the provisions of Section 213 are met by the existing plat.

Staff Comments

Mr. Wilmoth advised the Board of Adjustment has placed numerous controls on this item in addition to the controls through the Historical District agreements.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to APPROVE the Waiver Request for BOA 15729 Childers Heights.

\* \* \* \* \*

L-17504 Belmonte (3474) (PD-20) (County)  
17505 S. 145th E. Avenue

AG

This 5 acre tract is zoned AG contains 1 dwelling unit with septic system and utilizes Bixby water supply. The applicant wishes to split off an approximate 2-1/2 acre lot. The unusual shape is to satisfy Health Department requirements for a lagoon system. (The tract had failing percolation rates.) This section consists of large undeveloped parcels, with few dwellings.

South 145th Street is on the MSHP as a secondary arterial requiring 100' of right-of-way. This tract is almost to the Wagoner County line and 145th Street serves only one more house before it ends near the County line. Applicant is requesting waiver of the required 50' dedication and will offer dedication of 30' from centerline to meet county standards of 60' roadways.

Staff recommends approval subject to the following:

1. Health Department approval of a Lagoon System on the new lot. (Received 3-2-92)
2. Dedication of right-of-way on 145th Street to a width of 30' from centerline.
3. Granting of any easements necessary to service the new tract. (none required)
4. Grading and drainage plans through the permit process.

The applicant was not represented.

On MOTION of MATTHEWS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of waiving the requirement of 50' of right-of-way on 145th E. Avenue to 30' from centerline.

Staff Comments

Mr. Wilmoth advised staff is advising waiver of the street plan. The County Engineering Department has stated their satisfaction with a 30' right-of-way from centerline.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to APPROVE Waiver of the requirement of 50' of right-of-way on 145th E. Avenue to 30' from centerline as recommended by staff.

\* \* \* \* \*

LOT SPLITS FOR DETERMINATION OF COMPLIANCE WITH SUBDIVISION REGULATIONS:

L-17517 Taylor (2702) (PD-11)(CD-1) 1701 W. Queens RS-3  
L-17522 Snow (193) (PD-5)(CD-3) 902 S. 83rd E. Ave. RS-1

Staff Comments

Mr. Wilmoth advised both items listed above involved a panhandle for access to a sewer and are in compliance with subdivision regulations. These lot splits exceed the minimum requirements for zoning and staff recommends approval.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to APPROVE the above listed lot splits being in compliance with Subdivision Regulations.

\* \* \* \* \*

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17520 Brummett (3193) (PD-6)(CD-9) 1402-1432 E. 56th St. (RS-3)  
L-17521 Johnsen (183) (PD-18)(CD-8) CS/PK  
North side of 71st St. S. & E. of Memorial  
L-15723 TDA (3602) (PD-2)(CD-1) 600 Block Latimer Ct. RS-3  
L-17524 ORU (1783) (PD-18)(CD-8) RS-3  
E. 81st St. S. & S. Florence Avenue  
L-17525 Wal-Mart (183) (PD-18)(CD-7) CS  
NW/c of S. 71st St. & Mingo Rd.

Staff Comments

Mr. Wilmoth stated the above listed lot splits do meet regulations and staff recommends approval

TMAPC Action; 9 members present:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to RATIFY the above listed lot splits having received prior approval.

\* \* \* \* \*

CONTINUED ZONING PUBLIC HEARING

This is a public hearing to consider the Parking Study.

Chairman Parmele announced that in attendance for the public hearing are Roy Johnsen, attorney, and Mr. Graham, on behalf of the Board of Realtors. There are several areas these individuals wish to address. Mr. Johnsen expressed his wish to participate in a work session with the Rules and Regulations Committee and requested the public hearing be continued to April 22.

It was the consensus of the Planning Commission to hold the work session on April 8, 1992 at the conclusion of the regularly scheduled TMAPC meeting.

TMAPC Action; 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Neely, Selph "absent") to CONTINUE the Parking Study Public Hearing to April 22, 1992.

\* \* \* \* \*

**CONTINUED ZONING PUBLIC HEARING:**

ZONING PUBLIC HEARING

Application No.: **Z-6348** Present Zoning: RS-3  
Applicant: Haggard Proposed Zoning: CG, CS & PUD 483  
Location: SW/c of 33rd W. Ave. & 57th St. S.  
5728 s. 33rd W. Ave.  
Date of Hearing: March 18, 1992  
Presentation to TMAPC:

**Relationship to the Comprehensive Plan:**

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential

According to the Zoning Matrix the requested CS and CG Districts are not in accordance with the Plan Map.

**Staff Recommendation:**

**Site Analysis:** The subject tract is approximately 4.4 acres in size and is located at the southwest corner of 33rd West Avenue and 57th Street South. It is partially wooded, gently sloping, contains two single-family dwellings and an auto repair garage and is zoned RS-3.

**Surrounding Area Analysis:** The tract is abutted on the north by single-family dwellings zoned RS-3; and on the west by single-family dwellings zoned RS.

**Zoning and BOA Historical Summary:** The entire surrounding area has remained RS-3 in the City and RS in the County. The applicant has also applied for a PUD on this property (PUD 483) and CS and PUD 483 on a tract in the County immediately west of the subject tract.

**Conclusion:** The request is contrary to the Comprehensive Plan and is not compatible with the surrounding development. It would produce commercial spot zoning almost 2000' away from the intersection of two arterial streets.

Therefore, Staff recommends **DENIAL** of Z-6348.

*If the Planning Commission feels that an underlying zoning change would be appropriate in conjunction with PUD 483, then staff would recommend DENIAL of CG and APPROVAL of CS on the following portion of Z-6348:*

*The east 200' of the south 200' of Lot 12 and the east 200' of the north 225' of Lot 13 of Campbell Hills Addition to Tulsa County.*

Application No.: CZ-196

Present Zoning: RS

Applicant: Haggard

Proposed Zoning: CS & PUD 483

Location: West of the SW/c of 33rd W. Ave. & 57th St. S.  
5728 S. 33rd W. Ave.

Date of Hearing: March 18, 1992

Relationship to the Comprehensive Plan:

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential.

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

Staff Recommendation:

**Site Analysis:** The subject tract is approximately 1.1 acres in size and is located west of the southwest corner of 33rd West Avenue and 57th Street South. It is partially wooded, gently sloping and contains a single-family dwelling and is zoned RS.

**Surrounding Area Analysis:** The tract is abutted on the north by a single-family dwelling zoned RS; on the east by a single-family dwelling zoned RS-3 which is in proposed PUD 483 and Z-6348; on the south by vacant land zoned RS; and on the west by single-family dwellings zoned RS.

**Zoning and BOA Historical Summary:** The area surrounding the tract has been RS in the County and RS-3 in the City for many years.

**Conclusion:** The proposed zoning would be a commercial intrusion into an older residential neighborhood developed at low density on large lots. It would face directly into an existing residence. Staff feels the Comprehensive Plan is appropriate in this area and should not be changed.

Therefore, Staff recommends **DENIAL** of CZ-196

**PUD 483** - Southwest Corner of West 57th Street and South 33rd West Avenue

The applicant is proposing a planned unit development containing a mini-warehouse development and an auto repair business. The property is partially in the City of Tulsa and partially in unincorporated Tulsa County and is zoned RS-3 and RS. The PUD application is accompanied by two rezoning applications. Z-6348 in the City is requesting CS and CG zoning and C-196 in the County is requesting CS zoning.

The Comprehensive Plan designates the PUD tract Low-Intensity-Residential. The proposed uses in the PUD are not in conformance with the Plan. For this reason staff can not support the underlying zoning change and, therefore, can not support the PUD. Therefore, staff recommends **DENIAL** of PUD 483.

If the Planning Commission supports an amendment to the Comprehensive Plan and some of the requested underlying zoning changes staff would recommend the following conditions be included in PUD 483:

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

**Land Area (Gross)** 6.14 acres

**Development Areas Defined**

Development Area "A" - The east 150.4' of Lot 11 Campbell Hills Addition

Development Area "B" - Lot 12 and the north 125' of Lot 13 Campbell Hills Addition

Development Area "C" - South 180.9' of Lot 13 Campbell Hills Addition

**DEVELOPMENT AREA "A"**

<b>Permitted Uses</b>	Use Units 6 and 7 and storm water detention facilities
<b>Maximum No. Dwelling Units</b>	4
<b>Minimum Livability Space</b>	20,000 SF
<b>Minimum Building Setbacks from Development Area Boundaries</b>	25'
<b>Minimum Space Between Buildings</b>	10'
<b>Maximum Space Between Building Height</b>	35'
<b>Signs Are Not Permitted</b>	

**DEVELOPMENT AREA "B"**

<b>Permitted Uses</b>	Mini storage and the outdoor storage of boats and recreational vehicles
<b>Maximum Building Floor Area:</b>	
Mini Storage	34,000 SF



Manager's Quarters (existing)	3,300 SF
Out Building (existing)	500 SF
<b>Maximum No. of Outdoor Storage Spaces for Boats and Recreational Vehicles:</b>	27
<b>Minimum New Building or Screening Wall Setbacks From Development Area "B" Boundaries:</b>	
West	5'
North	25'
East (from the centerline of 33rd W. Ave)	100'
South	0'
<b>Maximum New Building or Screening Wall Height:</b>	
Walls within 50' of the east, west and north boundaries of the development area	10'
All others	16'
<b>Signs:</b>	One ground sign is permitted and it shall front on 33rd West Avenue. The maximum height is 6' and the maximum display surface area is 72 SF. No wall signs are permitted in the development area.
<b>Minimum Landscaped Open Space</b>	27,500 SF

**DEVELOPMENT AREA "C"**

<b>Permitted Uses:</b>	Vehicle repair and service
<b>Maximum Building Floor Area:</b>	7,000 SF
<b>Maximum Building Height:</b>	35'
<b>Minimum Building Setbacks from Development Area "C" Boundaries:</b>	
South	90'
West	100'
North	5'
East (from the centerline of 33rd W. Ave.)	100'
<b>Minimum Parking Setbacks from Area "C" Boundaries</b>	
South	40'
West	30'
North	0'
East (from centerline of 33rd W. Ave.)	
North 45' of Area "C"	50'
Remainder of Area "C"	85'

**Signs:** No ground signs are permitted in Development Area "C". One wall sign is permitted on the east side of the existing building not to exceed 75 SF in display surface area.

**Minimum Landscaped Open Space**

16,000 SF

3. **Minimum Screening and Landscaping:**

The mini storage in Development Area "B" shall be designed so that the exterior building walls and screening walls placed between buildings form a continuous visual barrier which screens all outdoor storage, storage building garage doors, outdoor storage, and parking and loading areas from view by adjacent residential areas and from the arterial street. The exterior building walls shall be of a tilt-up concrete type with an earth-tone finish. The area adjacent to these walls shall be decoratively landscaped. No outside storage of boats or recreational vehicles shall be permitted until after buildings and screening walls have been constructed which would screen them from view. Screening walls or fences in Development Area "B" shall be a minimum of 8' in height and shall comply with the requirements of Sections 212 A and B with the exception of the height requirement.

A screening fence or wall in Development Area "C" is normally required along the south and west boundary lines. Staff recommends that the screening fence be setback from the boundary line a distance of 40' on the south and 30' on the west. This area would then form a landscaped open space area to buffer the residential areas from the auto repair business. This would also reduce the amount of screening fence required. A screening fence or landscaping should also be provided along 33rd West Avenue to screen any inoperable vehicles awaiting repair. No building permit shall be issued for construction of mini storage buildings in Development Area "B" until the screening fences required in Development Area "C" have been erected. Screening walls or fences in Development Area "C" shall comply with the provisions of Sections 212 A and B.

4. 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 requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
5. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required

landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.

6. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. All trash, mechanical and equipment areas shall be screened from public view.
8. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 20' feet.
9. The Department of Public Works 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.
10. No Building Permit shall be issued until the requirements of Section 1107E 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/County beneficiary to said Covenants.
11. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

#### Staff Comments

Mr. Stump announced the applicant and staff have agreed the county zoning application CZ-196, approximately 300' west of the intersection of 57th Street and 33rd West Avenue, is no longer necessary.

Mr. Gardner pointed out the staff's zoning recommendation will zone an area CS, which is inside the boundary so their commercial zoning will not touch the northern, southern, or western boundaries, but will allow enough square footage to accomplish what is being proposed.

#### Applicant's Comments

Representing the applicant was Jack Cox, Engineer for the client, he distributed the latest conceptual plan to the Planning

Commissioners. Mr. Cox commented on some of the compromises made on this project and advised the client is not in complete agreement with staff on some of the limitations placed on the PUD. Mr. Cox asked for the following changes:

**DEVELOPMENT AREA "B"**

**Maximum No. of Outdoor Storage Spaces  
for Boats and Recreational Vehicles:**

27

Mr. Cox advised this would vary and requested that whatever would fit internally and be shielded from public view would be acceptable for storage. The exact number is undeterminable at present.

Mr. Gardner advised staff could agree with eliminating a reference to a specified number as long as the requirement stated that any vehicles be screened from view off site.

**Minimum New Building or Screening Wall Setbacks  
From Development Area "B" Boundaries:**

East (from the centerline of 33rd W. Ave) 100'

Mr. Cox requested this be reduced to 85' since this will still be farther than the majority of the buildings in the area and it will be behind the existing house on the property.

Mr. Gardner acknowledged staff would be in agreement with this change. He advised the wall of the mini storage would serve as a screening fence.

**Minimum Space Landscaped Open Space**

27,500 SF

Mr. Cox asked landscape be reduced to 20,560 SF since the setback from the east has been reduced to 85'

Mr. Gardner advised rounding this off to 20,500 SF. The applicant was in agreement.

**Maximum Building Floor Area:**

7,000 SF

Mr. Cox pointed out this would not allow for much expansion and requested it be changed to 10,000 SF.

Mr. Gardner advised staff agreement with 10,000 SF; however, the dimensions may need to be amended.

**Minimum Building Setbacks from  
Development Area "C" Boundaries:**

South 90'

Mr. Cox stated that presently the street to the south is not open; it is a creek area and has tall 50' trees undergrowth and is a natural shield. They see no reason to set back the 90' and asked this be changed to 50'.

Mr. Gardner expressed agreement.

**Minimum Building Setbacks from  
Development Area "C" Boundaries:**

North

5'

Mr. Cox requested this be lowered to 4' since the building is less than 5'.

Staff was in agreement.

**Minimum Landscaped Open Space**

16,000 SF

It was agreed that the word "*Landscaped*" be removed.

Staff recommends that the screening fence be setback from the boundary line a distance of 40' on the south and 30' on the west. This area would then form a landscaped open space area to buffer the residential areas from the auto repair business.

Mr. Cox pointed out that to the south is a natural creek area and along the property line and feels the 40' be changed to 0 and perhaps plant a privet hedge.

Mr. Stump suggested stating *there will be an open space strip of the 30' and 40' and will determine the needs for screening at the detail landscape plan.*

The applicant was in agreement.

Finally, Mr. Cox asked for waiver of the plat subject to meeting the requirements of utility companies, governmental entities, etc. It is in a platted area now, if anything some perimeter easements may be required. The building has been set back 12' on the west anticipating granting an 11' easement.

Mr. Doherty asked staff if the Planning Commission could waive plat since it is not an agenda item.

Mr. Gardner clarified what condition #10 is stating. He indicated there is another way to meet the requirement, but it needs to be asked for at a later time to add restrictive covenants and all those things to the existing plat.

**Jon Ferris**

**3021 W. 68th Pl. South**

Mr. Ferris, Chairman of District 8 Planning Team, declared the District 8 Planning Team strongly supports the zoning applications and requests Planning Commission approval of this application.

Mr. Stump pointed out the legal description states the West half of lot 11. Lot 11 is irregularly shaped on its western boundary and

it was always intended to be the east 150.4', which is a rectangular shape rather than irregular shape on the west boundary.

**TMAPC Action; 8 members present:**

On MOTION of CARNES, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Midget, Neely, Selph "absent") to DENY CG zoning and APPROVE CS zoning for on that portion of Z-6348 as recommended by staff and PUD 483.

Mr. Gardner pointed out that when this item comes back up as a housekeeping item, staff recommends no change in the Comprehensive Plan.

**Legal Description Z-6348**

The east 200' of the south 200' of Lot 12 and the east 200' of the north 225' of Lot 13 of Campbell Hills Addition to Tulsa County.

**Legal Description PUD 483**

The east 150.4' of lot 11 and all of lots 12 and 13 Campbell Hills Addition to Tulsa County, Oklahoma

\* \* \* \* \*

**CONTINUED OTHER BUSINESS:**

PUD 237-1: Minor amendment to increase permitted signage. Located west of the southwest corner of south Lewis Avenue and East 73rd Street South

Chairman Parmele announced the applicant has requested a continuance to allow staff an opportunity to review the revised application.

There were no interested parties present.

**TMAPC Action; 9 members present:**

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to CONTINUE PUD 237-1 to April 1, 1992.

\* \* \* \* \*

**OTHER BUSINESS:**

**PUD 168** Detail Sign Plan - Southeast Corner of 81st Street South and Harvard Avenue

The applicant is requesting approval of a new ground sign on Harvard Avenue and is proposing to remove an existing shopping center identification sign on Harvard Avenue to ensure the new sign will comply with the existing PUD sign restrictions. If the existing sign is removed and the new sign is at least 100' south of the centerline of 81st Street South, the new 16' X 7' sign will conform to the PUD standards. Therefore, staff recommends **APPROVAL** of the Detail Sign Plan for one ground sign subject to the above conditions.

**TMAPC Discussion**

Ms. Wilson asked how the removal would be administrated to ensure the existing sign will be removed.

Mr. Stump explained the approval will not be transmitted to the permit office until it is determined the existing sign has been removed

**TMAPC Action; 9 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to **APPROVE** the Detail Sign Plan for PUD 168 subject to condition of removing an existing shopping center identification sign on Harvard Avenue before a building permit is issued for the new sign as recommended by staff.

\* \* \* \* \*

**PUD 452** Detail Landscape Plan - Southeast Corner of East 55th Street and South Delaware Avenue

Staff has reviewed the Landscape Plan for the three common areas in PUD 452 (Twin Oaks) and finds them to be in conformance with the PUD. Therefore, staff recommends **APPROVAL** of the Detail Landscape Plan for PUD 452.

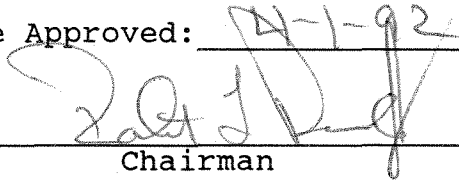
**TMAPC Action; 9 members present:**

On **MOTION** of **WILSON**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Neely, Selph "absent") to **APPROVE** the Detail Landscape Plan for PUD 452.


\* \* \* \* \*

Chairman Parmele mentioned receipt of a letter from Jackie Bubenik, Director of River Parks, asking for the new TMAPC appointment to the River Parks Commission. The current appointment is Jack Zink, who has served the past six (6) years and River Parks bylaws state an appointment can only serve two consecutive three year terms. Chairman Parmele asked input from the Planning Commission for proposals of persons to be considered for this position.

There being no further business, the Chairman declared the meeting adjourned at 3:12 p.m.

Date Approved: 4-1-92  
  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary