

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1922
Wednesday, April 7, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Dick	Gardner	Linker, Legal
Broussard	Midget	Hester	Counsel
Secretary		Jones	
Buerge		Stump	
2nd Vice			
Chairman			
Carnes			
Doherty, Chairman			
Horner			
Neely in at 1:34			
Parmeale, 1st Vice			
Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, April 6, 1993 at 11:44 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:33 p.m.

Minutes:

Approval of the minutes of March 17, 1993, Meeting No. 1920:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, Neely "absent") to **APPROVE** the minutes of the meeting of March 17, 1993 Meeting No. 1920.

Approval of the minutes of March 24, 1993, Meeting No. 1921:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-2** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Parmele, "aye"; no "nays"; Neely, Wilson "abstaining"; Dick, Midget, "absent") to **APPROVE** the minutes of the meeting of March 24, 1993 Meeting No. 1921.

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REPORTS:

Report of Receipts and Deposits:

Mr. Gardner presented the Report of Receipts and Deposits and advised that all items were in order.

TMAPC Action; 9 members present:

On MOTION of PARMELE, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to APPROVE the Report of Receipts and Deposits for the month ended March 31, 1993.

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Chairman's Report:

Chairman Doherty asked Mr. Carnes to chair the nominations committee for TMAPC elections in May. Mr. Carnes agreed to do so.

Budget and Work Program Committee

Ms. Wilson announced that a Budget and Work Program Committee is scheduled for April 21 after the regularly scheduled TMAPC meeting. There will be review of the citizen planning team seminar scheduled for May 8 and discussion on finalizing plans for the May 14 TMAPC anniversary reception.

Rules and Regulations Committee

Mr. Parmele announced that it was the consensus of the Rules and Regulations Committee to approve the revised draft of Rules of Procedure and Code of Ethics of the Tulsa Metropolitan Area Planning Commission. This item will be on next week's agenda for approval. Mr. Parmele reported that there was also continued review of the subdivision regulations, and another meeting is anticipated for the end of May.

SUBDIVISIONS:

PRELIMINARY PLAT

FASCO Industrial Park (2203) (PD-16) (CD-3) (IL)
6202 E. 30th Street North

Staff Comments

This tract includes a tract that was included in a previous plat titled "Cherokee Outpost" which would have been developed as a Bingo Hall. The plat was never finalized and expired. Prior to the Bingo Hall proposal, the property south of the existing building was to have been developed as a mobile home park. The present use will be industrial and the existing building on Lot 2 will remain.

Assessor's maps showed that there was a 10' strip of land running along the south side of E. 30th Street North that was under a different ownership from that of the owners platting this property. This effectively blocked any access to the street and "land locked" all the property to the south. Applicant was advised and has checked title. This problem has been resolved.

The Staff presented the plat, with the applicant represented by Adrian Smith and David Cannon at the TAC meeting.

Staff advised that 30th Street North was an "industrial street" requiring 60' of right-of-way (5' additional on each side). The TAC required an additional 5' of right-of-way on the FMP plat across the street. Applicant requested waiver of that requirement until such time as the 5' was needed for re-construction of the street. The Planning Commission waived the subdivision regulations requiring conformance with the Street Plan, with the notation that applicant was willing to dedicate the 5' in the future when it was needed. Applicant advised they would dedicate an additional 5' on 30th Street, so no waiver would be requested.

The Department of Public Works (Traffic) advised that they were not requiring development of 28th Street North, and it was not part of this plat. However, it was noted that the Department of Public Works does not encourage "half-streets". In this case, a drainageway occupies the street right-of-way and it is unimproved. Applicant volunteered to show LNA on this street and this was agreeable with the Department of Public Works and Staff.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of FASCO Industrial Park, subject to the following conditions:

1. Provide an additional 5' of right-of-way on 30th Street North to comply with minimum industrial street standards.
2. On face of plat show dimension to centerline of E. 30th Street North. Show a 25' building line parallel to 30th Street (55' from centerline) Identify FMP Addition and Robin Dell Addition. Show E. 28th Street North with "LNA" notation.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
4. 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.

5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
6. 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.
7. 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. (Fee-in-lieu is acceptable)
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
9. 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.
10. 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.
11. The Zoning Application Z-6391 shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
12. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

Mr. Jones pointed out that the handle intended to serve Lot 3 has been modified to 60' in width with no flare at the end as indicated on the map in the agenda packets. Additionally, the engineer has added a limits of no access across the entire south property line.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **NEELY**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** the Preliminary Plat of FASCO Industrial Park as recommended by Staff.

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FINAL APPROVAL AND RELEASE:

71 Mingo Center (PUD-489)(684) (PD-18)(CD-8) (CS, CO)
Northeast corner of E. 71st Street & S. Mingo Road.

Staff Comments

Mr. Jones requested this item be stricken from the agenda. He noted that the Department of Public Works has concerns over this property and all releases have not been received.

There being no objections, Chairman Doherty declared this item stricken from the agenda.

There were no interested parties present.

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Walgreen I (PUD-206)(2283) (PD-18)(CD-8) (CS)
Southwest corner of E. 91st Street & S. Sheridan Road

Staff Comments

Mr. Jones advised that all releases have been received and Staff recommends approval.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** the Final Plat of Walgreen I and **RELEASE** same as having met all conditions of approval as recommended by Staff.

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ACCESS CHANGE ON RECORDED PLAT:

Memorial Oaks (1393) (PD-5) (CD-5) (CS)
Southeast corner of E. 21st Street & S. Memorial Drive

Staff Comments

The purpose or reason for the change is to reduce the total number of access points on Memorial from three to two and relocate drives to the two new locations. The Department of Public Works and Staff recommend **APPROVAL**.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** the Access Change on Recorded Plat for Memorial Oaks as recommended by Staff.

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WAIVER REQUEST: Section 213 & 1107E; Approval of PUD documents and Access Change on Recorded Plat.

Z-6387 BRIARGLEN MEADOWS (PUD-497)(2094) (PD-17) (CD-6) (CS)
Southwest corner of E. 31st Street and S. 126th East Avenue

This is a request to waive plat on Lot 1, Block 3 of the above named subdivision. The lot is presently vacant and is zoned OL. An application is pending for CS, with an overlay PUD for a veterinarian's clinic. Applicant's plot plan shows a driveway on 31st Street and the survey submitted did not show the Limits of No Access (LNA) imposed by plat. (Staff added this to the survey). The plot plan also shows a 25' utility easement along 31st Street. The plat actually shows a 15' easement. Discrepancies should be corrected on the final site plan to be reviewed for the PUD hearing. The following shall apply:

1. Access points to be approved by Department of Public Works (Traffic). If access is permitted to 31st Street, a change of access process is also required. (Access as shown is OK).
2. Grading and/or paving plan approval required by the Deptment of Public Works in the permit process. Fee-in-lieu can be paid. Run-off must go either north to 31st or east to 126th E. Avenue.
3. PUD documentation to be filed of record by separate instrument. Format of document to be approved by City Attorney.

The applicant was not represented at TAC.

On MOTION of FRENCH, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the waiver of plat on PUD 497 and Z-6387

There were no interested parties present.

TMAPC Action; 9 members present:

On MOTION of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** the Waiver of Plan for Z-6387 and PUD 497 subject to approval by the Legal Department and as recommended by Staff.

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WAIVER REQUEST: SECTION 213 & 1107E

Z-6389 71 Trenton (PUD-388-B)(683)(PD-18)(CD-2) (CS, OM, OL)
North of the NW/c 71st & S. Trenton Ave.

Staff Recommendation

This is a request to waive plat on Lot 3, Block 1 of the above named plat. An amendment has been approved to the PUD which will permit a mini-storage development on this lot. A lot-split is in progress (#17693) to delineate the development areas and no easements and/or streets are affected. Since it is already platted, Staff sees no need for another plat as the current plat, along with the amended deed of dedication and covenants, and the lot-split will meet the conditions of Sections 213 and 1107E. A mutual access easement is also required and will be provided with the lot-split or prior to seeking a building permit. It is recommended that the request be **APPROVED**, having met the conditions of Section 213 and 1107E of the Zoning Code.

There were no interested parties present.

TMAPC Action; 9 members present:

On MOTION of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** the Waiver Request for Z-6389 as recommended by Staff.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17683 Goodman (2093)	(PD-6) (CD-7)	2616 E. 33rd	RS-1
L-17684 Western Ntl Bank(3293)	(PD-18) (CD-9)		
3000 block E. 57th St.			RS-2
L-17685 Rains (2083)	(PD-18) (CD-2)	E. 93rd St. S.	RS-2
L-17686 UV Corp (2393)	(PD-6) (CD-5)	3800 S. Sheridan	IL
L-17690 Carter (3390)	(PD-23) (County)	23418 W. Coyote Trail	AG
L-17691 Dyer (3003)	(PD-2) (CD-3)	1610 E. Apache	CH
L-17692 Zirkle (1893)	(PD-6) (CD-9)	2930 S. Yorktown Ave.	RS-1

Staff Comments

Mr. Jones reported that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

There were no interested parties present.

TMAPC Action; 9 members present:

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

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PUD 275-2 Minor amendment to required front yard - Lot 12, Block 1, Ashton Woods - south of the southeast corner of Vandalia Avenue and 94th Street South.

Staff Comments

The applicant is requesting a 0.75' reduction in the required front yard. The lot is on a cul-de-sac and has an irregularly shaped building setback line. This has produced a 0.75' infringement on the required front yard at the southwest corner of the house. Staff recommends APPROVAL of PUD 275-2 as requested.

There were no interested parties present.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to APPROVE PUD 275-2 Minor Amendment as recommended by Staff.

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PUD 182-5 Minor amendment to side yard to allow a lot-split -
7401-03 South Atlanta

Staff Comments

The applicant is requesting a reduction of the required side yard from 5' to 0' to allow a lot-split of an existing duplex lot. Staff has no objection to this reduction, so long as it is only for the existing structure. Therefore, Staff recommends **APPROVAL** of PUD 182-5 for Lot 5, Block 1 of Southoaks Acres, subject to it only applying to the existing building.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** PUD 182-5 Minor Amendment as recommended by Staff.

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PUD 407-2 Johnsen (PD-18) (CD-9) NW/c 68th St. & Yale
Minor Amendment for signage [Resource Science Office Park]

Staff Comments

Mr. Stump announced that the applicant has requested this item be continued to April 14, 1993.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **CONTINUE** PUD 407-2 to April 14, 1993.

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PUD 282 Revised Site Plan - southwest corner of 71st Street South and Lewis Avenue

Staff Comments

Part of the Kensington Galleria is being converted from retail commercial to office space. As part of this conversion, one of the tenants (United Video) will require installation of four (4) satellite antennas on the roof of the Galleria and one on the ground adjacent to the southwest corner of the building. Three of the roof-mounted antennas will be approximately 12.5' in diameter and 13' high. The other roof antenna is 16.5' x 28.0' in reflector size and approximately 21.7' high. The ground-mounted antenna has a 30' diameter circular reflector and stands approximately 33.6' high. In addition, a 6' wall will be erected around the ground-mounted antenna.

Because of their location on the building, the roof-mounted antennas will not be visible, except at a significant distance from the building. The 35' high building to the northeast of the ground-mounted antenna will screen it from view from the north and east. It is at least 500' to the nearest developed area to the west or south.

Staff does not feel these antennas will significantly detract from the appearance of the development when viewed from 71st Street or Lewis Avenue, and is sufficient distance from any residential area to have little visual effect. Therefore, Staff recommends **APPROVAL** of the Revised Detail Site Plan as presented.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, "absent") to **APPROVE** PUD 282 Revised Detail Site Plan as recommended by Staff.

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PUD 179S-2 Minor amendment to realign development areas and reallocate floor area - south and east of the southeast corner of 71st Street South and 92nd East Avenue.

Staff Comments

The applicant is proposing to reconfigure Development Areas B and C into three new development areas and add an access point onto 71st Street for the easternmost tract. Staff can support the request subject to the following conditions:

1. All the requirements of PUD 179S shall continue in force unless modified below.
2. New Development Standards:

	<u>Tract A</u>	<u>Tract B</u>	<u>Tract C</u>
Tract Area (SF)	59,814	74,176	73,795
Permitted Uses (Use Units)	11, 13, & 14	11, 13, & 14	11, 12 13, & 14
Max. Bldg Floor Area (SF)	12,300	20,000	18,000
Min. Landscaped Open Space (SF)	6,621	8,211	8,168
Min. Bldg. Setbacks (Ft.)			
north tract line	20	60	60
west tract line	50	12	12
south tract line	22.5	22.5	22.5
east tract line	12	12	22.5
Max. Bldg Height (Ft.)	28	40	40

3. Signs:
 - Tract A No ground sign is permitted. Wall signs are permitted only on the north and east sides of buildings.
 - Tract B One ground sign not to exceed 25' in height nor 125 SF of display surface area. Wall signs are not permitted on the south side of buildings.
 - Tract C One ground sign not to exceed 8' in height nor 100 SF of display surface area. Wall signs are not permitted on the south side of buildings.

Wall signs in all three tracts shall not exceed a display surface area of 1 SF per lineal foot of wall to which they are attached.

4. Access - One additional access point shall be permitted on 71st Street located in Tract C. Mutual accessways shall be provided conveniently connecting Tracts A, B, and C together, as well as connecting them to the Sonic Drive-in and QuikTrip convenience store.

The applicant was present and expressed agreement with Staff recommendation.

There were no interested parties present.

TMAPC Action; 8 members present:

On MOTION of NEELY, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Dick, Doherty, Midget, "absent") to APPROVE PUD 179-S-2 Minor Amendment as recommended by Staff.

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There being no further business, the 1st Vice-Chairman declared the meeting adjourned at 1:51 p.m.

Date Approved: 4/21/93

James Doherty
Chairman

ATTEST: *[Signature]*
Secretary