

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1929
Wednesday, May 26, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice	Ballard	Gardner	Linker, Legal
Dick	Broussard	Hester	Counsel
Doherty, Chair	Buerge	Stump	
Midget	Neely		
Pace	Wilson		
Parmeale, 1st Vice Chair			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 25, 1993 at 11:39 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 1:40 p.m.

Minutes:

Approval of the minutes of May 12, 1993, Meeting No. 1927:

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to **APPROVE** the minutes of the meeting of May 12, 1993 Meeting No. 1927.

REPORTS:

Chairman's Report

Chairman Doherty noted that with the appointment of Ms. Pace to the Planning Commission, there is now a vacancy for Planning Chair in Planning District 4. He advised that Ms. Pace has recommended that Allan Stewart, current Co-Chair, District 4, be appointed to the Chair position and that Laird MacDonald be appointed as the new Co-Chair. There were no objections from the Planning Commission.

Committee Reports:

Mr. Parmele announced that the Rules and Regulations Committee will meet June 2, 1993, 11:30 a.m., in the INCOG conference room.

Director's Report:

Mr. Gardner called attention to the INSIGHT article of TMAPC's 40-year Anniversary celebration.

CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: Z-5956-SP-2 Present Zoning: CO
Applicant: John Moody Proposed Zoning: CO
Location: Southeast corner of E. 61st St. & S. 107th E. Ave.
Date of Hearing: May 26, 1993

Chairman Doherty announced receipt of a timely request for continuance to June 2, 1993 from the applicant.

There were no interested parties present.

TMAPC Action; 6 members present:

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to CONTINUE Z-5956-SP-2 to June 2, 1993.

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ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: Z-6403 Present Zoning: RM-1
Applicant: J. Don Walker Proposed Zoning: CS/RS-3
Location: North and west of the northwest corner of 91st Street
South and Sheridan Road.
Date of Hearing: May 26, 1993
Presentation to TMAPC: Don Walker

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the Zoning Matrix the requested RS-3 District is found in accordance with the Plan Map. The CS zoning is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 9.4 acres in size and is located north and west of the northwest corner of 91st Street South and Sheridan Road. It is partially wooded, gently sloping to steeply sloping, vacant and is zoned RM-1.

Surrounding Area Analysis: The tract is abutted on the north and west by vacant property zoned AG; on the east by a shopping center and apartment complex zoned CS and RM-1; and on the south across 91st Street by single-family dwellings zoned RM-1 and PUD 260-A.

Zoning and BOA Historical Summary: CS zoning has already been allowed to the maximum permitted by the Development Guidelines for the northwest corner of 91st and Sheridan. It is anticipated that the area west of this tract will be developed as single-family residential.

Conclusion: The proposed CS zoning on the south 200' of the subject property would violate the Development Guidelines and the Comprehensive Plan. The requested RS-3 zoning would be compatible adjacent to the apartment complex, but would need an adequate buffer from the shopping center to the east.

Therefore, Staff recommends **DENIAL** of CS zoning on the south 200' and **APPROVAL** of OL in the alternative and **APPROVAL** of RS-3 on the remainder of the tract.

Staff Comments

Mr. Stump advised that the applicant would like to continue his request for rezoning of the south 200' for CS zoning to July 14, 1993, in order to file a PUD on this portion. The applicant would like to proceed with the remainder of his zoning request, with the expectation of withdrawing the request for the eastern 200' of the northern area, which would remain RM-1.

Mr. Gardner advised that with the applicant's requested change, Staff would recommend approval of RS-3 zoning on the portion the applicant is asking to be heard today.

Applicant's Comments

Don Walker

Mr. Walker, partner in purchase and development of the subject tract, gave a history of the development area. He advised it is his intention to downzone intensity to single-family use for the bulk of the subject tract. The portion being requested for RS-3 zoning is intended to be developed in conjunction with the area to the west. Access to the area will be by way of a new street from 91st Street, west of the property. Mr. Walker asked for continuance of CS zoning for the south 200' of the tract. Mr. Walker informed that the extra time is needed in order to present a revised preliminary plat showing only the E/2 of the 251' requested for CS zoning, with the balance to the west for OL zoning. Mr. Walker advised that he will request a PUD for the portion of the tract being asked for continuance.

Interested Parties

Isabel and Wayne Saterbak

9019 S. Lakewood Ct. 74137

Ms. Saterbak expressed interest as to what OL zoning would allow and means of access.

Chairman Doherty explained the uses allowed under OL zoning and explained how a PUD would limit uses and advised that access would be addressed at a later meeting.

Nadine Worthen

6609 E. 86th Pl. 74133

Ms. Worthen voiced concern over the area to the north of the subject tract which has been excluded by the development. She reminded the Planning Commission of existing traffic problems in the area, should that appear on an agenda at a later date.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to recommend **APPROVAL** of Z-6403 for RS-3 zoning less the eastern 200' and less the southern 200' as recommended by Staff; to **CONTINUE** the southern 200' to July 14, 1993.

LEGAL DESCRIPTION

A part of Lot 1, Block 1, "Chimney Ridge Townhomes" described as follows: "Beginning at a point", said point being the northwest corner of Lot 1, Block 1, "Chimney Ridge Townhomes" Addition, thence due south for 1,069.88'; thence due east for 251.00'; thence due north for 299.54'; thence due west for 12.00'; thence due north for 116.29'; thence north 40°-39'-48" west for 111.90';; thence north 49°-20'-12" east for 180.28'; thence north 40°-39'-48" west for 106.04'; thence north 49°-20'-12" east for 280.79'; thence due east for 32.26'; thence due north for 187.32'; thence due west 487.00' to the "Point of Beginning" of said tract of land.

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ZONING PUBLIC HEARING

Application No.: PUD 501 Present Zoning: RS-1
Applicant: Clayton Morris Proposed Zoning: RS-1/PUD
Location: South of the southeast corner of 91st Street South and
Yale Avenue.
Date of Hearing: May 26, 1993
Presentation to TMAPC:

Staff Comments

The applicant is proposing a residential PUD containing nine single-family dwellings accessed by a private street. The minimum lot size would be 28,000 SF and at least 12,000 SF of that would be livability space. Street paving and curbing would be built to the same quality as required in public streets in the City. Access would be limited by a secured entrance on Yale Avenue.

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 501 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 501 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:**

Land Area (Gross)	366,775 SF
Permitted Uses:	Use Unit 6 and customary accessory uses.
Maximum Dwelling Units	9
Minimum Lot Size	28,000 SF
Maximum Building Height	35'
Minimum Livability Space	12,000 SF
Minimum Yards:	
Yards abutting a street	
Abutting Yale Avenue	35'
Abutting Braden Avenue	25'
Abutting internal private streets*	35'
Side Yard	10'
Rear Yard	25'

*Measured from the edge of the private street easement.

Minimum Off-street parking: Two enclosed and two unenclosed spaces on each lot. An additional two spaces per dwelling unit shall be provided either on the residential lot or in the common area.

3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private roads and common areas, including any stormwater detention areas within the PUD.
4. All private roadways shall be a minimum of 24' in width for two-way roads and 20' for one-way loop roads, measured face-to-face of curb or edge-to-edge of paving if center drained streets area used. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.
5. 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 beneficiary to said Covenants.
6. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

TMAPC Comments

Chairman Doherty asked if there was an emergency vehicle access other than the gate.

Mr. Stump advised that TAC reviewed the draft sketch plan and at this point did not require an emergency access.

Applicant's Comments

Clayton Morris

7935 E. 57th St.

Cox Engineering

Mr. Cox advised that the easement to the east is a restrictive waterline easement. He commented that the Fire Marshall was not present at the TAC meeting and noted that standards have been met with regard to the width of paving.

Interested Parties

Jim Barnes

5110 E. 93rd St. 74133

Mr. Barnes owns the five-acre tract to the southeast of the subject tract. He expressed concern over where the water main would be run since he had been assured by the City personnel he has talked with that if development were to occur the water main would be required to run the length of the side of the subject tract. Chairman

Doherty explained that it has been the policy of the Utility Authority to extend the main as Mr. Barnes suggests.

Mr. Midget suggested that Mr. Barnes contact Al Hamlett, Public Works, regarding this matter.

TMAPC Action; 6 members present:

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to recommend APPROVAL of PUD 501 as recommended by Staff.

LEGAL DESCRIPTION

Beginning at a point 33' East of the Southwest corner of the NW/4 of the NW/4 of Section 22, T-18-N, R-13-E, Tulsa County, Oklahoma; thence Easterly along the South line of said NW/4, NW/4 a distance of 627.00'; thence Northerly, parallel to the West line of Section 22, a distance of 593.56'; thence Westerly, parallel to the North line of Section 22, a distance of 627.00' thence Southerly, parallel to the West line of Section 22 and 33' distance therefrom, a distance of 593.76' to the point of beginning.

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PUD 388-B Detail Site Plans for Development Areas 1, 2, and 3 of Lot 3 - north of the northeast corner of 71st Street South and Trenton Avenue.

The proposed site plans are for a mini-storage development on Development Area 3, a nonmedical office building on Development Area 1 and parking for the office on Development Area 2. Staff review finds the site plans to be in conformance with the PUD conditions and, therefore, recommends APPROVAL.

Staff Comments

Mr. Gardner pointed out that the parking being recommended is not for parking or storage of vehicles for the mini-storage; it is office parking only.

TMAPC Action; 6 members present:

On MOTION of CARNES, the TMAPC voted 6-0-0 (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to APPROVE PUD 388-B Detail Site Plan as recommended by Staff.

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PUD 448 Detail Site and Landscape Plan for Piccadilly Cafeteria - northwest corner of 91st Street South and Memorial Drive.

Staff has reviewed the proposed site plan for a Piccadilly Cafeteria on Lots 2 and 3, Block 1 of Square 91 and finds it to be in compliance with the adopted PUD conditions. The PUD envisioned two separate developments on Lots 2 and 3, but the combined development of these lots does not violate any PUD conditions. The location of the northernmost access point onto Memorial Drive will require a change of the limits of no access, as shown on the plat, but Staff has no objection to the proposed access point. Therefore, Staff recommends **APPROVAL** of the Detail Site Plan.

The landscape plan proposed does not comply with one aspect of the proposed landscaping ordinance. The proposed ordinance would require 18 trees in the street yard. This plan only provides 10 but there are an additional six trees in the street right-of-way. The proposed ordinance would require nine additional trees outside the street yard. This plan proposed 22 trees outside the street yard. All parking spaces are within 50' of a landscaped area. Staff recommends **APPROVAL** of the Detail Landscape Plan.

Staff Comments

Mr. Stump advised that the applicant is requesting a slight modification of the trash storage area. He noted that the modification would have no significant effect and asked that it be incorporated.

TMAPC Action; 6 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Buerge, Neely, Wilson "absent") to **APPROVE** PUD 448 Detail Site Plan and Landscape Plan as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: June 9, 1993


Chairman

ATTEST:


Secretary Vicki Chaw