

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2007

Wednesday, January 25, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Ballard  
Carnes, 2nd Vice  
Chairman  
Doherty  
Gray  
Horner  
Midget, Mayor's  
Designee  
Pace  
Parmele  
Chairman  
Selph  
Taylor  
Wilson

## Members Absent

None

## Staff Present

Gardner  
Hester  
Jones  
Stump

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, January 23, 1995 at 9:54 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:35 p.m.

## Minutes:

### Approval of the minutes of January 11, 1995, Meeting No. 2005:

On **MOTION** of, **HORNER** the TMAPC voted **10-0-0** (Carnes Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; "abstaining"; Ballard "absent") to **APPROVE** the minutes of the meeting of January 11, 1995 Meeting No. 2005.

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## REPORTS:

### Chairman's Report:

Chairman Parmele welcomed Eddie Taylor to his first Planning Commission meeting.

Budget and Work Program Committee

Ms. Wilson announced that the Budget and Work Program Committee will meet at the conclusion of the Planning Commission to discuss letters received regarding the FY 96 Work Program.

Director's Report:

Mr. Gardner informed of conversation with Councilor Watts regarding the proposed zoning amendment for Bed and Breakfast establishments. The City Council was concerned with provisions for Bed and Breakfast establishments to ensure they not become rooming and boarding houses.

It was the consensus of the Planning Commission to address this concern at a Rules and Regulations Committee meeting February 1.

**SUBDIVISIONS:**

**PLAT WAIVER, SECTION 213:**

Z-6467 (Unplatted)(1984)

**(PD-18)(CD-8)**

Northeast corner of the Mingo Valley Expressway & South Mingo Road.

Staff Comments

Mr. Jones announced that this tract was approved by the Planning Commission for corridor site plan approximately one month ago. He informed that this is a golf driving range and practice facility. Mr. Jones advised that the TAC had no problem with waiving the plat subject to the standard conditions. He informed that Mr. Norman had expressed agreement with the conditions. Mr. Jones explained that if the Planning Commission approves this waiver it should be approved subject to the ordinance being published. Mr. Jones advised that Staff recommends **APPROVAL** of the plat waiver.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; none "abstaining" Ballard "absent") to **APPROVE** the PLAT WAIVER for Z-6467 as recommended by Staff.

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**CHANGE OF ACCESS ON RECORDED PLAT:**

Johnson-Fagg Industrial Addition (3194)  
Southwest corner of East 51st Street South & South Garnett Road.

**(PD-7)(CD-5)**

**Staff Comments**

Mr. Jones informed that Traffic Engineering has approved the proposed access change; therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; none "abstaining" none "absent") to **APPROVE** the **CHANGE OF ACCESS ON RECORDED PLAT** as recommended by Staff.

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**CONTINUED ZONING PUBLIC HEARING:**

Application No. **PUD-306-C**

Applicant: Charles Norman

Location: East of the northeast corner of East 101st Street South & South Delaware Avenue.

Date of Hearing: January 25, 1995

Presentation to TMAPC: Charles Norman

The Jenks School District is in the process of purchasing two tracts totaling over 57 acres. The larger tract is currently in PUD-306 and the smaller one is the portion of PUD-204 south of the Creek Turnpike. Both tracts would be included in a new PUD-306-C. No outline development plan was provided by the applicants. In Staff's opinion, the school use is appropriate with certain safeguards to protect the residential areas to the east and if the extension of Harvard Avenue from the Creek Turnpike to 101st Street South is part of the school's development scheme.

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-306-C to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD-306-C subject to the following conditions:

1. The extension of Harvard Avenue from the Creek Turnpike to 101st Street South be provided for in the PUD.

**2. Development Standards:**

Land Area (Gross): 57.35 acres

Permitted Uses: Use Unit 6 and schools offering a compulsory education curriculum and customary accessory uses.

Bulk and Area Requirements for Use Unit 6 Uses: As required in the *RS-1* district

Bulk and Area Requirements for School Uses:

Maximum Floor Area Ratio: 0.25

Maximum Height: 50'

Minimum Building Setbacks

From centerline of 101st Street South: 100'

From residential lots east of the PUD: 200'

From all other PUD boundaries: 50'

Minimum Setback for Lighted Play Fields: 200' from any residential lot

3. The east 100' of the PUD between the Vensel Creek tributary and 101st Street South shall remain generally in its natural state with the existing healthy trees over 4" in caliper being preserved.

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

8. 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.
9. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code have 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 and making the City beneficiary to said covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Chairman Parmele announced that he would be abstaining on this item.

Ms. Wilson asked what the setback would be for a lighted playing field abutting the Creek Turnpike, away from the residential area.

Mr. Stump replied that there would be no setback requirement.

Mr. Doherty asked if multifamily use was still part of this PUD.

Mr. Stump informed that Staff is proposing to delete multifamily use as a way of simplifying administration of the PUD.

#### Applicant's Comments

Mr. Norman expressed no objection to deleting presently permitted multifamily uses on the property, subject to acquisition by the Jenks Public Schools. Regarding the reference to the extension of Harvard Avenue, Mr. Norman informed that it is the applicant's intention to provide for the extension by providing the right-of-way for Harvard, and advised that there has been discussion between the Department of Public Works and the Jenks School System about how that road might be financed by the City. He explained that the Jenks School District is purchasing four lots on the other side of the channel for the purpose of providing right-of-way to a bridge over the channel. Mr. Norman explained that it is not the applicant's intention to bear the entire cost of both the bridge and the extension. He explained that the only purpose for the Jenks School District to extend Harvard would be to provide a short-cut to the 81st and Harvard campus for communication and patrons of the district.

Mr. Stump informed that since this portion of Harvard is a collector street and not a major arterial, if the City chose not to provide funds for the extension the developer of the tract would bear that responsibility. He explained that it is required of all developers to develop the collector street in the tract they are developing.

There was discussion among the Planning Commission over providing flexibility for the developer to construct the extension should the City choose not to.

Mr. Norman asked for consideration of conditional revocation of existing PUD provisions upon acquisition of the multifamily tract by the Jenks School system.

Mr. Stump suggested imposing a condition that major amendment 306-C does not become effective until the land is acquired by the school district.

Other than the applicant there were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-1** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Pace, Selph, Taylor, Wilson "aye"; no "nays"; Parmele "abstaining"; none "absent") to recommend **APPROVAL** of PUD 306-C MAJOR AMENDMENT as recommended by Staff with the condition that PUD conditions will not become effective until the portion currently in PUD 306 is acquired by the Jenks School District.

**LEGAL DESCRIPTION**

TRACT I, Part of the SE/4 of Section 20, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa, Tulsa County, Oklahoma, according to the official U.S. Government survey thereof, more particularly described as follows, to-wit: Beginning at the southwest corner of Silver Chase Amended, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the official recorded Plat thereof: thence S 88°44'04" W 50.00' from and parallel to the south boundary of said SE/4 a distance of 1,830.14'; thence N 01°15'56" W a distance of 258.89' to a point in the Southeasterly Right-of-Way line of the Creek Turnpike; thence along the southeasterly Right-of-Way line of the Creek Turnpike as follows: thence S 88°23'02" E a distance of 38.97'; thence N 85°36'42" E a distance of 0.00'; thence on a curve to the left having a radius of 400.00' a distance of 402.47'; thence N 17°38'09" E a distance of 105.47'; thence N 12°38'25" E a distance of 46.87'; thence N 12°01'27" E a distance of 69.18'; thence N 12°59'55" E a distance of 82.49'; thence S 71°17'10" W a distance of 54.50'; thence N 09°42'19" E a distance of 77.12'; thence N 03°58'49" E a distance of 100.12'; thence N 04°28'32" E a distance of 97.18'; thence N 14°31'31" E a distance of 0.00'; thence on a curve to the right having a radius of 1,327.05' a distance of 547.35'; thence N 38°09'26" E a distance of 724.07'; thence on a curve to the right having a radius of 1,759.86' a distance of 51.32'; thence S 34°57'09" E a distance of 766.96'; thence on a curve to the right having a radius of 328.00' a distance of 193.52'; thence S 01°08'55" E a distance of 401.27'; thence on a curve to the left having a radius of 322.00' a distance of 356.44' to a point in the west boundary of Silver Chase Amended; thence S 01°09'17" E along the west boundary of Silver Chase Amended a distance of 579.06' to the Point of Beginning, containing 2,306.900 square feet or 52.95913 acres more or less, and TRACT II, Lots 6, 7, 8 and 9, Block 1, Sycamore Hill Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

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Application No.: **Z-5903-SP-1**

Applicant: John Moody

Location: South of the southeast corner of East 63rd Street South & South Mingo Road.

Date of Hearing: January 25, 1995

Presentation to TMAPC: John Moody

### Corridor Site Plan

The applicant is requesting approval of a site plan for indoor and outdoor skating rinks on a 3.25-acre tract. The indoor rink contains 33,800 SF of floor area and the outside rink is 70' X 150'. A 40'-wide storm drainage ditch is proposed along the north and east sides of the property. The subject property was delineated into 3 tracts with only Tract A having a prescribed use and site plan. Tracts B and C do not have sufficient information to qualify as corridor site plans. Staff review of Tract A finds the uses to be compatible with the surrounding development. The landscaping proposed does not comply with the landscaping requirements of the Zoning Code. Also, the only access to the tract is directly onto Mingo Road, which is prohibited by Section 804 of the Corridor Chapter. No collector streets have been established in the area and because of the drainage way and existing dwelling on the north side of the development, a collector could not serve a significant amount of this area. Staff would recommend **APPROVAL** of the proposed access points so long as Tracts B and C are primarily access from the southern driveway as shown on the plan.

A 25' high ground sign is proposed with 200 SF of display surface area. A total of 165 off-street parking spaces are proposed which meets the Zoning Code requirements. Therefore, Staff recommends **APPROVAL** of the **CORRIDOR SITE PLAN Z-5903-SP-1** for Tract A.

#### Staff Comments

Mr. Stump informed that the applicant had omitted a portion of the lot included in the legal description when this was initially heard by the Planning Commission. He disclosed that this application includes the new legal, the same development as previously heard, and the finalized landscape plan that meets the landscape ordinance requirements.

#### Applicant's Comments

Mr. Moody informed that the proposed skating rink will be used for ice hockey, as well as for in-line skating.

#### Interested Parties

**Lloyd Hobbs**

**5846 South Hudson Place 74135**

Mr. Hobbs, Planning District Chair for District 18, expressed no objection to the application.

**May Bose**

**6404 South 101st East**

Ms. Bose, whose property abuts the subject tract, expressed support of the application.

Ms. Pace asked for information regarding the 24-hour operation of the application.

Mr. Moody confirmed that there will be lengthy hours of operation. He explained that teams may require early morning scheduling due to the shortage of these types of facilities. Mr. Moody informed that there also may be late-night skating parties; however, typically the facility is not expected to be open 24 hours per day.

Ms. Pace asked if the District 18 Plan envisions residential zoning remaining for the houses along 63rd Street.

Mr. Stump replied that the area from Mingo to Highway 169 is planned as a Corridor District and that eventually, along 63rd Street there will not be enough residential zoning in the area to sustain those existing houses.

Mr. Moody informed that there is a 100' wide channel abutting the eastern and northern boundaries of the tract, creating a major physical separation from the existing homes.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; none "abstaining" none "absent") to recommend **APPROVAL** of Z-5903-SP-1 CORRIDOR SITE PLAN as recommended by Staff.

**LEGAL DESCRIPTION**

Lot 13, 14, and 15, Block 7, Union Gardens Addition, and being located south of the southeast corner of East 63rd Street South and South Mingo Road, Tulsa, Oklahoma.

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Application No.: **PUD-481-7**

Applicant: Ted Sack

Location: Northwest corner of East 71st Street South & South 101st East Avenue.

Date of Hearing: January 25, 1995

**Minor Amendment**

The applicant is proposing to increase the permitted building floor area in Development Area "B" and the entire PUD by 240 SF. The new permitted floor area in "B" would be 9,040b SF and the new total permitted floor area in the PUD would be 365,240 SF.

The increase in inconsequential to the overall development and the underlying zoning would permit the increase. Therefore, Staff recommends **APPROVAL** of PUD-481-7 as requested.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; none "abstaining" none "absent") to **APPROVE** PUD 481-7 MINOR AMENDMENT as recommended by Staff.

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**OTHER BUSINESS:**

Consider proposed closing of South 25th West Avenue between West 35th Street South and West 37th Street South.

**Staff Comments**

Ms. Billie C. Halstead Lynch is requesting that 474 lineal feet of South 25th West Avenue between West 35th Street South and West 37th Street South be closed. Only 20 feet of right-of-way was dedicated by plat for street purposes; however, South 25th West Avenue was never improved.

Ms. Lynch owns all of the property adjacent to the proposed closing, as well as all of the property abutting to the west which has access to South 26th West Avenue. Consequently, the closing of this portion of South 25th West Avenue will not landlock any platted lots.

Therefore, Staff supports the requested street closing.

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Carnes, Doherty, Gray, Horner, Midget, Pace, Parmele, Selph, Taylor, Wilson "aye"; no "nays"; none "abstaining" none "absent") to recommend **APPROVAL** of the requested street closing 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: 2-8-95  
  
Chairman

ATTEST:

  
Secretary

