

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2021

Wednesday, May 17, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Ballard  
Boyle  
2nd Vice Chair  
Carnes,  
Chairman  
Doherty, 1st Vice  
Chair  
Horner  
Ledford  
Pace  
Taylor

## Members Absent

Gray  
Midget  
Selph

## Staff Present

Gardner  
Hester  
Jones

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 16, 1995 at 12:54 p.m., in the Office of the County Clerk at 12:48 p.m. as well as in the Reception Area of the INCOG offices.

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

## Minutes:

### Approval of the minutes of May 3, 1995, Meeting No. 2019:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Boyle, Carnes, Horner, Ledford, Pace, Taylor "aye"; no "nays"; "abstaining"; Ballard, Doherty, Gray, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of May 3, 1995 Meeting No. 2019.

\*\*\*\*\*

## REPORTS:

### Committee Reports:

#### Budget and Work Program Committee

Mr. Horner instructed Staff to set a Budget and Work Program Committee meeting for June 7 to review the FY96 budget.

Director's Report:

Mr. Gardner reported on items slated for the City Council meeting of May 18, 1995.

**SUBDIVISIONS:**

**SKETCH PLAT:**

**South Towne Square (1884)**

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

South of the southeast corner of East 81st Street South and South Mingo Road.

Jones presented the plat with Bill Lewis in attendance at the TAC meeting.

Somdecerrf recommended a stub street to the property to the south. Lewis questioned the need for a stub street to commercially-zoned property. Jones stated that although the abutting property is zoned *CO*, it will likely develop residentially in nature.

Jones stated that release letters would be required from the owners of the pipeline on the subject tract.

Jones asked as to the use of the "TOWNE SQUARE" block and stated it should be numbered. Lewis replied it will be for common ownership to an apartment clubhouse.

South Towne Square is a 37-acre residential single-family subdivision with a zoning of Corridor. The applicant is requesting a sketch plat review which will not be transmitted to the TMAPC unless requested.

Staff would offer the following comments and/or conditions:

1. Show Mingo Valley Expressway on key map.
2. Correct range on key map.
3. Show "RIGHT-OF-WAY DEDICATED BY THIS PLAT" for South Mingo Road.
4. The Major Street Plan shows a collector in this location and specific details should be worked out with Traffic Engineering.
5. Release letter from pipeline company will be required.
6. A corridor site plan must be processed and approved by the City Council prior to a preliminary plat being approved by the TMAPC.
7. FAA input of plat with regards to 81st Street Airpark.
8. 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 shall be tied to or related to property line and/or lot lines.

9. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
10. 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).
11. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
12. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
14. Street names shall be approved by the Department of Public Works and shown on plat.
15. All curve data, including corner radii, shall be shown on final plat as applicable.
16. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
17. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
18. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
19. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
20. 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 plat release.)
21. 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.
22. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
23. The key or location map shall be complete.

24. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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, provide plugging records.)
25. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
26. This plat has been referred to Bixby and Broken Arrow 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.
27. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
28. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **SOMDECERFF**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **SKETCH PLAT** for **SOUTH TOWNE SQUARE**, subject to all conditions listed above.

Lewis stated that he would like the sketch plat reviewed by the TMAPC to discuss the stub street to the south.

#### Staff Comments

Mr. Jones informed that Bill Lewis, engineer for the project, was present representing the plat. He advised that Mr. Lewis is now in agreement with the recommendation from Traffic Engineering for an additional stub street to the property to the south. Mr. Jones reminded the Planning Commission that they recently reviewed a PUD on the north side of 81st Street where there was discussion regarding the 81st Street Airpark, which is located north of the subject tract. Mr. Jones informed that he sent the Federal Aviation Authority (FAA) a copy of the plat. Regarding TAC minutes requesting FAA input for this plat, he advised that FAA notification or input is not a condition of approval for the plat, but Staff wants to ensure that all interested parties, FAA, the engineer, potential home buyers, etc. are well-informed at this early stage of the platting process. Mr. Jones informed that FAA sent standard forms to be filled out, which he delivered to Roy Johnsen, attorney representing the plat.

Responding to inquiry from Mr. Taylor, Mr. Jones disclosed that had he not notified the FAA of the proposed plat, they would not be aware of the proposed development. He informed that there was discussion with FAA that this development may severely impact the airpark to the point that it is either redesignated from a public airpark to a private airpark or that it may even be required to shut down. Mr. Jones declared that development should not be prohibited on this tract because it may have a negative impact on a use on an abutting tract.

Ms. Pace asked what has been done in the past regarding construction near an airport as the city expands.

Mr. Jones explained that the same procedure has been followed, involving the FAA early in the process, and he noted that the FAA has their own regulations which are more for the airport than surrounding properties.

Mr. Gardner noted that with small airports, usually at some point the land becomes more valuable to develop than to continue maintaining the air strip. He pointed out that in this instance, the subject air strip is nonconforming and cannot expand or construct additional buildings; it can only be used as it is at present.

There were no interested parties in attendance.

**TMAPC Action; 7 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the SKETCH PLAT for South Towne Square as recommended by Staff.

\* \* \* \* \*

**PRELIMINARY PLAT:**

**The Pinnacle at Woodland Hills (PUD-456-A)(1283)** (PD-18)(CD-8)  
North of the northeast corner of East 81st Street South and South Memorial Drive.

Jones presented the plat with Dan Tanner in attendance at the TAC meeting.

Somdecerrf stated that Traffic Engineering would like a left-turn bay constructed in the median for the southern access.

Tanner informed the TAC that the existing pond will be enlarged and made into a water feature for on-site detention.

Jones pointed out the changes on the face of the plat including the additional building setback line.

The Pinnacle at Woodland Hills is a 20 acre subdivision plat for multifamily use that is PUD-456-A. The PUD approved a maximum of 360 dwelling units in two- and three-story buildings.

Staff would offer the following comments and/or recommendations:

1. Correct range on title.
2. Add "PUD-456-A" to title.
3. Show 200' building line for three-story buildings from east property line.

4. Show book/page for existing Memorial right-of-way.
5. All conditions of PUD-456-A 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 shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 owner(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 & Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
15. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
16. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
17. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
18. 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 plat release.)

19. 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.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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, provide plugging records.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
24. This plat has been referred to Bixby and Broken Arrow 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.
25. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
26. All other Subdivision Regulations shall be met prior to release of final plat.

---

On the **MOTION** of **CANAHL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **THE PINNACLE AT WOODLAND HILLS**, subject to all conditions listed above.

Interested Parties

**Ed Reed**

**7809 South 80th East Avenue**

Mr. Reed, who resides directly west of the subject property, expressed opposition to the project.

Mr. Gardner noted that the City Council amended the building setback approved by the Planning Commission. He informed that Staff reserves the right to change the building line to ensure it meets the new standards.

Mr. Jones informed that there is a 200' building setback from the east property line if the building is three stories in height. He noted that the Planning Commission building setback requirement for a two-story structure was 60' height, which may have been amended by the City Council to 90' of setback. Mr. Jones advised that Staff will research this and make the plat conform to whatever requirement the City Council may have imposed on the east property line.

**TMAPC Action; 7 members present:**

On **MOTION of DOHERTY**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the PRELIMINARY PLAT for the Pinnacle at Woodland Hills as recommended by Staff.

\* \* \* \* \*

**Kingsbury (PUD-405)(2383)**

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

East of the southeast corner of East 91st Street South and South Sheridan Road.

Jones presented the plat with Bill Lewis in attendance at the TAC meeting.

Pierce stated that the 17.5' utility easement with 15' being inside an existing PSO easement is acceptable.

Kingsbury is a 23-lot residential single-family subdivision and is located in PUD-405. The TAC reviewed the sketch plat on May 5, 1994 and the applicant has now submitted a revised plan for preliminary plat approval.

Staff would offer the following comments and/or recommendations:

1. Show location of street on north side of East 91st Street for proper alignment.
2. All conditions of PUD-405 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.
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 shall be tied to or related to property line and/or lot lines.
4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 owner(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 & Sewer) prior to release of final plat.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. 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 plat release.)
16. 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.
17. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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, provide plugging records.)
20. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)

21. This plat has been referred to Bixby and Broken Arrow 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.
22. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
23. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **NELSON**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** for **KINGSBURY**, subject to all conditions listed above.

**TMAPC Action; 7 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the **PRELIMINARY PLAT** of Kingsbury as recommended by Staff.

\* \* \* \* \*

**All Saints Anglican Church II (2183)**

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

East of the southeast corner of East 81st Street South and South Harvard Avenue.

Jones presented the plat with Ted Sack in attendance at the TAC meeting.

The plat of All Saints Anglican Church II is a one-lot expansion of All Saints Anglican Church which was filed of record in 1989.

Staff would offer the following comments and/or recommendations:

1. 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 shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.

5. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
7. Street names shall be approved by the Department of Public Works and shown on plat.
8. All curve data, including corner radii, shall be shown on final plat as applicable.
9. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
10. Bearings or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
13. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) or County Engineer during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
14. 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.
15. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
16. The key or location map shall be complete.
17. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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, provide plugging records.)
18. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)

19. This plat has been referred to Jenks and Bixby 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.
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **CANAHL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **ALL SAINTS ANGLICAN CHURCH II**, subject to all conditions listed above.

**TMAPC Action; 7 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the **PRELIMINARY PLAT** for All Saints Anglican Church II as recommended by Staff.

\*\*\*\*\*

**PLAT WAIVER, SECTION 260:**

**CBOA-1344 (Unplatted)(2094)**

**(PD-23)(County)**

North and west of the northwest/corner of West 41st Street South and South 145th West Avenue.

Jones presented the request with Bob Hinton in attendance at the TAC meeting.

Tulsa County Board of Adjustment case 1344 is a request to permit a mobile telephone transmitting tower in an *AG* zoned district, which if approved will trigger the platting requirement. Staff would view this use as an interim use, noting that further development would require either rezoning or additional Board action.

Staff recommends **APPROVAL** of the plat waiver for CBOA-1344 subject to the following conditions:

1. Grading and/or drainage plan approval by the County Engineer in the permit process.
2. Utility extensions and/or easements if needed.
3. Subject to this use only and all Board of Adjustment conditions of approval.

On the **MOTION** of **CANAHL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **CBOA-1344**, subject to all conditions listed above.

**TMAPC Action; 7 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the **PLAT WAIVER** for CBOA-1344 as recommended by Staff.

\*\*\*\*\*

**CBOA-1346 (Unplatted)(1023)**  
17001 North Highway 75.

**(PD-14)(County)**

Jones presented the request with the applicant in attendance at the TAC meeting.

Tulsa County Board of Adjustment application 1346 is a special exception to permit a private landing strip in an *AG* zoned district. This case will be heard by the Board on June 20, 1995 and if approved, the property will be subject to the platting requirements.

Staff is not opposed to the plat waiver, subject to conditions, and would view the use as an accessory use or interim use. Any rezoning for further development would trigger the platting requirement again.

Staff recommends **APPROVAL** of the plat waiver for CBOA-1346 subject to the following conditions:

1. Grading and/or drainage plan approval by the County Engineer in the permit process.
2. Utility extensions and/or easements if needed.
3. Subject to this use only and any Board of Adjustment conditions of approval.

On the **MOTION** of **NELSON**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **CBOA-1346**, subject to all conditions listed above.

**TMAPC Action; 7 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the **PLAT WAIVER** for CBOA 1346 as recommended by Staff.

\*\*\*\*\*

**FINAL APPROVAL AND RELEASE:**

All Saints Anglican Church II (2183)

(PD-18)(CD-8)

East of the southeast corner of East 91st Street South & South Harvard Avenue.

Staff Comments

Mr. Jones informed that all releases have been received and Staff recommends approval of the final plat.

**TMAPC Action; 7 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** the FINAL PLAT of All Saints Anglican Church II and **RELEASE** same as having met all conditions of approval as recommended by Staff.

\*\*\*\*\*

**REINSTATEMENT OF PRELIMINARY PLAT:**

Kuykendall Industrial Park (194)

(PD-17)(CD-6)

West of the northwest corner of East Admiral Place & South 193rd East Avenue.

Staff Comments

Mr. Jones informed that Ted Sack was present representing the plat. He reported that the Planning Commission approved this plat approximately one year ago. Mr. Jones disclosed that no changes have been made to the plat. Mr. Jones advised that Staff recommends approval of reinstating the preliminary plat for one year with the same conditions as were on the original preliminary plat.

**TMAPC Action; 7 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** REINSTATEMENT OF PRELIMINARY PLAT for Kuykendall Industrial Park as recommended by Staff.

\*\*\*\*\*

**LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

<u>L-18063 Landmark Land Company (P. Tomlinson)(2393)</u> 3220 S. Memorial Dr.	(PD-17)(CD-5) CS
<u>L-18067 Zaaza/Brock (L. Evans)(2883)</u> 3312 E. 109th St. S.	(PD-26)(CD-8) RS-1
<u>L-18068 Landmark Land Company (P. Tomlinson)(2393)</u> 3218 S. 79th E. Ave.	(PD17)(CD-5) CS
<u>L-18073 R. Spencer (City of Tulsa)(2903)</u> 2004 N. Harvard Ave.	(PD-3)(CD-3) RM-1
<u>L-18074 R. Gildersleeve (1382)</u> 8101 S. Elwood Ave.	(PD-8)(CD-2) AG

**Staff Comments**

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

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

\*\*\*\*\*

**ZONING PUBLIC HEARING:**

Application No.: **PUD-235-A-6 Minor Amendment**

Applicant: Charles Norman

Location: Lots 2 and 3, Block 1, Flynn Plaza Addition - north of East 71st Street South at South 92nd East Avenue

Date of Hearing: May 17, 1995

Presentation to TMAPC: Charles Norman

The applicant is requesting approval of an increase to the maximum height allowed for a ground sign from 25' to 30'.

Staff has reviewed the request and finds that the typical sign height in PUDs along this portion of 71st Street is 25' with numbers of signs on both sides of the street built in accordance with the standards. Staff finds no particular hardship associated with this request.

Therefore, Staff recommends **DENIAL**.



Applicant's Comments

Mr. Norman informed that this tract contains four lots, with only three lots fronting on 71st Street and an office lot in the rear. He reviewed the history of the tract and the PUD allowable signage. Mr. Norman noted that sign height limitation was established prior to the amendment of the Zoning Code, July 1994, that permits both in the CS districts and PUD Chapter that signs may be increased above 25' provided they are set back 1' farther for each additional foot of height. Mr. Norman requested that the sign for the two uses to the rear of the tract be increased from 25' to 30' with the sign being set back an additional 5', as required by the Zoning Code. This will result in the larger sign having a maximum of 240 SF of display area and set back about 5' farther than the two restaurant signs, which will be limited to 120 SF. He interpreted the amendments to the Zoning Code to recognize that higher signage was acceptable, provided that it was set back according to the prescribed formula.

Responding to inquiry from Mr. Taylor, Mr. Norman informed that the increase in signage would offer change in the symmetry, and by setting the larger sign farther from the property line will break up the row of three signs in a more attractive manner. He noted that nothing is gained in visibility because of the setback. Mr. Norman informed that if this tract were not a PUD, the requested signage would be permitted as a matter of right in the CS district. Mr. Norman informed that this tract could have been approved for four signs, one for each 150' of frontage, but was reduced to three signs because of common development of the two rear lots. He deemed the trade-off of height for setback to be appropriate.

It was the consensus of the Planning Commission that since other signs in the area are restricted 25' in height, it would be inconsistent to permit this tract an extra 5' of sign height, finding no difference between this tract and those surrounding it, and since it was recently approved with established sign standards. They deemed that the sign will be clearly visible at the 25' height.

Responding to inquiry from the Planning Commission, Mr. Gardner informed that between Mingo and Memorial on 71st Street, most of the tracts are PUDs or corridor zoning, with the exception of the northwest corner of Memorial and 71st Street. He pointed out that to obtain commercial zoning away from the node, a PUD must be filed in the linear development area. Mr. Gardner informed that CS zoning did permit a sign 30' tall as a matter of right out to the property line; however when amending the Zoning Code, the Planning Commission decided to delete that and allow 25' uniformly in all instances consistent with PUD language. He noted that the Planning Commission decided to allow flexibility because there may be a PUD next to conventional zoning which could have a 30' sign, and the PUD property could not. In the subject application, increased height would not be consistent with existing signs because all tracts surrounding this property are limited to 25' sign height.

**TMAPC Action; 7 members present:**

On **MOTION** of PACE, the TMAPC voted **6-0-1** (Boyle, Carnes, Doherty, Ledford, Pace, Taylor "aye"; no "nays"; Horner "abstaining"; Ballard, Gray, Midget, Selph "absent") to **DENY** PUD 235-A-6 MINOR AMENDMENT as recommended by Staff.

\*\*\*\*\*

Application No.: **PUD-411-6 and 411-C-2**

Applicant: Sack & Associates

Location: South of the East 96th Street South, east side of South Memorial Drive.

Date of Hearing: May 17, 1995

Minor Amendment

The applicant is requesting approval for the reallocation of floor area. The proposed reallocation is as follows:

Development Area 2 of PUD-411 is currently allocated 39,300 SF. The proposed reallocation divides Area 2 into three parts - Jim Norton Center, Tract II, and the northerly portion of Tract I of Development Area 1A of PUD-411-C. The 39,300 SF allocated to Development Area 2 will be split between Jim Norton Center (26,035 SF) and Tract II (13,265 SF).

Development Area 1A of PUD-411-C is currently allocated 262,500 SF. The proposed reallocation assigns 49,500 SF to Tract I leaving 213,000 SF in the remainder of the Development Area.

Staff has reviewed the request and finds that the overall allocated floor area in the combined Development Area 2 and Development Area 1A will not increase. The floor area allowed in Development Area 2 will increase as will the ratio which is currently 0.12. However, the proposed ratio is less than the 0.25 allowed in Area 2.

Staff finds that the request is within the spirit and intent of the original PUD approval and recommends **APPROVAL**.

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** PUD 411-6 MINOR AMENDMENT as recommended by Staff.

\*\*\*\*\*

Application No.: **PUD-518-1**

Applicant: Roy D. Johnsen

Location: Lot 1, Block 1 and Lots 1-12, Block 5, Colfax Hill - northwest of East 91st Street  
South and South Sheridan Road.

Date of Hearing: May 17, 1995

Presentation to TMAPC: Roy Johnsen

#### Minor Amendment

The applicant is requesting a Minor Amendment to the development standards of the PUD. The requests for the amendment are as follows:

Lot 1, Block 1: Increase allowed building height (office) from 1 story to 2 stories.  
Reduce setback from east property line from 25' to 10'.

Lots 1-12, Block 5: Reduce garage setback from 40' off of centerline to 35' off of centerline.

Staff has reviewed the request and finds the following:

#### Lot 1, Block 1:

This office site is bounded on the west and north by single-family residences, on the east by a private street having 30' of right-of-way, and on the south by East 91st Street South.

The previously approved development standard was designed to ensure that the office development on this site was compatible with the adjacent residential use, functioning as a transitional zone. The proposed amendment, allowing a two-story structure, would significantly increase the impact to future residents to the north and west. Existing office setback from the north property line is 25' and from the west property line is 20'. If this proposal were made outside a PUD, *OM* zoning would be required and the *OM* district would require approximately a 30' setback from the residential development on the west and north.

The requested amendment would also allow a two-story office structure within 25' of the centerline of the private drive to the east.

Staff's opinion is that the requested amendment to building height will create impacts more substantial than those intended by the original PUD approval and therefore recommends **DENIAL**.

The request to reduce the building setback from the east property line from 25' to 10' would bring a future office building as close to the private street as the new office building on the east side of the street. Staff can support this reduction, but only for the requested 40'-long section similar to the office building to the east, with the existing 25' setback applying to the remainder of the east frontage. Therefore, Staff recommends **APPROVAL** of a reduction of the setback from the east property line, but only for the south 40' of the north 65' of Lot 1, Block 1.

Lots 1-12, Block 5:

These 12 lots are served by a private drive of 30' width. Although the proposed amendment requests that garages be allowed at 20' from the front property line (ROW), the net effect is that the face of the garage will be 35' from the centerline of the street and 22' from the curb. Typical RS-4 front yard setbacks place the garage 45' from the centerline and 32' from the curb.

The decreased setback will have two impacts. First, the shortened driveway (32' to 22') is the minimum length needed to accommodate trucks and larger vehicles without encroaching into the street. The potential is for a street scene dominated by vehicles, particularly when coupled with the narrowed lot widths which average around 65'. Second, the narrow street width coupled with reduced setbacks and narrow lot widths (garages dominate the front facade of narrow units) will create a street scene not in keeping with the intent of the PUD.

Therefore, Staff recommends **DENIAL**.

Mr. Ledford, having a conflict of interested, absented himself from the proceedings.

It was the consensus of the Planning Commission to consider each request separately.

Lot 1 Block 1

Reduce setback from east property line from 25' to 10'.

**TMAPC Action; 6 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Horner, Pace, Taylor "aye"; no "nays"; no "abstentions"; Ballard, Gray, Ledford, Midget, Selph "absent") to **APPROVE** PUD 518-1 MINOR AMENDMENT for reduction of the setback from the east property line for only the south 40' of the north 65' of Lot 1, Block 1 as recommended by Staff.

\* \* \* \* \*

Lot 1, Block 1

Increase allowed building height (office) from one-story to two-stories.

Applicant's Comments

Mr. Johnsen described the location of the subject tract, noting that to the east is an office tract, which is not within the PUD and he distributed photographs of that building depicting it during construction. He pointed out that this is a one-story structure, but gives the appearance of being two stories. Mr. Johnsen disclosed that separating the two tracts is a mutual access easement, private street that extends from 91st Street to the north and serves both office tracts, extending into the single-family zoned area. Mr. Johnsen informed that the applicant will accept the condition of a pitched roof and masonry requirement. He informed that the property owner of the lots to the west and north of the subject tract has no objection to the proposed office being two stories in height. Mr. Johnsen acknowledged that the lot is extremely narrow and a two-story structure allows for more open space on the lot.

He requested that a two-story structure be allowed with a pitched roof, being residential in scale and style, and an elevation review at detail site plan review.

Ms. Pace suggested that no windows or dormers be allowed on the second story of the west and north sides of the structure facing residentially-zoned property.

Mr. Johnsen suggested that dormers or windows be allowed, but that the sill height be at least 6' above the floor. This would allow air and light into these rooms and still give the residential properties privacy.

Ms. Pace informed that the point is to separate these two uses and urged creative ways to eliminate office windows looking onto residences. She pointed out that most offices use artificial air and heat and that windows are not opened.

#### Interested Parties

##### **W.W. Saterback**

**9019 South Lakewood Court 74137-3122**

Mr. Saterback objected to allowing a two-story structure on this tract, deeming it to be incompatible with surrounding offices, which are one-story in height, and would compromise the privacy of residential structures immediately adjacent to a two-story office structure. Mr. Saterback agreed that the office structure located to the east of the subject tract is acceptable. He stated that if the proposed structure were 1½ stories with dormers on the east and south sides of the structure so that a steep pitched roof were on on the west and north, that would be acceptable. He noted that this would be a compromise, although residents did not particularly care for it. He urged that the PUD be adhered to, which requires a one-story structure.

Mr. Gardner informed that OL zoning only allows one-story, although it makes no limitations on the pitch of the roof. He noted that if the proposed structure were 35' in height and if it were zoned OM, it would be required to set back 50' from the west property line and the PUD now requires only a 20' setback because the site is so narrow.

##### **Lloyd Hobbs**

**5846 South Hudson Place**

##### **District 18 Chair**

Mr. Hobbs informed that area residents are opposed to a two-story structure in an area which allows only one-story. He also commented that traffic from the proposed structure and from the building on the east exit onto the private road rather than 91st Street and may create a problem.

#### Applicant's Rebuttal

Mr. Johnsen pointed out that individuals opposing the development do not abut the subject tract, but reside some several hundred feet west of the PUD. Mr. Johnsen accepted 1½ stories as a compromise allowing a pitched roof 35' in height and submission of elevations. He requested windows on the first level facing west and north.

#### TMAPC Review Session

Responding to inquiry from Ms. Pace, Mr. Johnsen informed that 4,200 SF of office would be allowed requiring 12 parking spaces providing no medical or dental use is allowed.

There was discussion among the Planning Commission about not allowing a view of the residential rear yards from second-story windows of the proposed structure. Mr. Doherty was supportive of sky lights or high dormers with sill heights to allow light in only. Ms. Pace was opposed to any windows on the west and north, noting that in an office, windows on two sides would be sufficient, particularly where artificial lighting is used.

Chairman Carnes suggested making final determination regarding windows at the elevation review.

Responding to inquiry from Mr. Taylor, Mr. Gardner noted that a 1½ story building has the roof starting at the one-story level and extends upward at a rather steep pitch and the second story is constructed within the pitched roof area. He explained that this will appear to be a one-story building with a high pitched roof and will be more harmonious with the surrounding area. Mr. Gardner informed that just because this is a PUD, basic zoning guidelines should not be disregarded altogether.

**TMAPC Action; 7 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-1** (Ballard, Boyle, Carnes, Doherty, Horner, Pace "aye"; no "nays"; Taylor "abstaining"; Gray, Ledford, Midget, Selph "absent") to **APPROVE** PUD-518-1 Lot 1, Block 1 Minor Amendment to allow an increase of building height to 1½ stories with a pitched roof 35', residential in nature, submission of elevations, and that determining whether or not any type of windows on the second floor on the west and north side of the structure will be allowed will be decided at the detail site plan approval.

\* \* \* \* \*

Lots 1-12, Block 5

Reduce garage setback from 40' off centerline to 35' off centerline.

Applicant's Comments

Mr. Johnsen revealed that the PUD identified the subject block as a small-lot, secluded, private subdivision. He deems that there was confusion in the minutes as to what was intended for the subject lots. He noted that originally this tract was approved for 14 lots and in platting there are now only 12 lots. Mr. Johnsen commented that the purpose of the PUD is to provide flexibility to the development process. Mr. Johnsen noted the issue is how much the garage should be set back in order to provide adequate parking without interference with the passage of traffic on the adjoining street. He informed that all the lots exceed normal lot size and frontage requirements of RS-4 zoning. He requested a 20' building line, including the line for the garage. Mr. Johnsen declared that a lot with a 20' setback, with a standard driveway 20' deep and 20' wide can adequately park two cars without extending into the right-of-way of paving of the private street. He noted that there are four off-street parking spaces for each lot, none of which encroaches into private street right-of-way or surfacing of the private street. Mr. Johnsen declared that without the additional setback, there will not be room to accommodate two vehicles, one behind the other, in front of the garage without extending into the private street. Regarding traffic and off-street parking, the additional 5' accomplishes nothing but to restrict the developer in the type of house which

can be placed on the lot. Mr. Johnsen presented photographs depicting similar driveway situations and the streetscape with setback of less than 25' where vehicles are adequately accommodated.

Interested Parties

**Lloyd Hobbs**

**5846 South Hudson Place**

Mr. Hobbs urged preservation of open space and to avoid overcrowding by adhering to minimum yard lot areas, limiting bulk of structures and controlling density of residential development to facilitate planning for economical provision of streets, utilities and other public facilities. He expressed concern over sufficient space for parking vehicles in the driveway to keep vehicles from parking in the street in order to provide sufficient street width for passage of vehicles.

Applicant's Rebuttal

Mr. Johnsen declared that standard minor residential streets are 26' in width and are intended to be sufficient for passage of vehicles and customary onstreet parking that occurs in neighborhoods. He advised that this street is adequate for passage of vehicles.

Mr. Gardner cited figures supporting that a 22' drive will only allow two cars parked off the street.

Mr. Doherty noted that because of the layout there will not be a lot of traffic moving through this section containing twelve lots.

**TMAPC Action; 7 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-1-0** (Boyle, Carnes, Doherty, Horner, Ledford, Taylor "aye"; Pace "nay"; no "abstentions"; Ballard, Gray, Midget, Selph "absent") to **APPROVE** PUD 518-1 Lots 1-12, Block 5 Minor Amendment to reduce garage setback to 35' off of centerline as requested by the applicant.

\*\*\*\*\*

**OTHER BUSINESS**

**PUD-235-A:** Detail Site Plan - west of the northwest corner of East 71st Street South and South Mingo Road - Lot 1, Block 1, Development Area A.

Staff has reviewed the proposed site plan for the Tony Roma's Restaurant and finds it to comply with the PUD conditions. Therefore, Staff recommends **APPROVAL**.

**NOTE:** *Site plan approval does not constitute landscape or sign plan approval.*

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER** the TMAPC voted **8-0-0** (Ballard, Boyle, Carnes, Doherty, Horner, Ledford, Pace, Taylor "aye"; no "nays"; no "abstentions"; Gray, Midget, Selph "absent") to **APPROVE** PUD-235-A **DETAIL SITE PLAN** as recommended by Staff.

\*\*\*\*\*

**PUD-413-B:** Detail Site Plan - Lot 1, Block 1, Gilcrease Oaks

The applicant is requesting site plan approval for QuikTrip.

Staff has reviewed the request and finds that access, setbacks, floor area, parking, and total landscape area as proposed are in conformance with the requirements of the PUD. The length of the berms shown is not sufficient to comply with the PUD condition, but review of this feature will be addressed when the Detail Landscape Plan is submitted.

Therefore, Staff recommends **APPROVAL**.

**NOTE:** *Site plan approval does not constitute landscape or sign plan approval.*

**AND**



**PUD-413-B:** Detail Site Plan - Lot 2, Block 1, Gilcrease Oaks.

The applicant is requesting site plan approval for Braum's Ice Cream and Dairy Store.

Staff has reviewed the request and finds that access, setbacks, floor area, parking, and total landscape area as proposed are in conformance with the requirements of the PUD. The length of the berms shown is not sufficient to comply with the PUD condition, but review of this feature will be addressed when the Detail Landscape Plan is submitted.

Therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 7 members present:**

On **MOTION** of **BALLARD** the TMAPC voted **7-0-0** (Ballard, Boyle, Carnes, Doherty, Horner, Ledford, Pace, "aye"; no "nays"; no "abstentions"; Gray, Midget, Selph, Taylor "absent") to **APPROVE** PUD-413-B Lot 1, Block 1 and Lot 2, Block 1 **DETAIL SITE PLAN** as recommended by Staff.

\*\*\*\*\*

There being no further business, the Chairman declared the meeting adjourned at 3:10 p.m.

Date Approved: 6-7-95

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

