

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2052

Wednesday, January 17, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Carnes,
Chairman
Dick
Doherty, 1st Vice
Chairman
Gray, Secretary
Horner
Ledford
Midget, Mayor's
Designee
Pace

Members Absent

Boyle
Taylor

Staff Present

Gardner
Hester
Jones
Matthews
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, January 12, 1996 at 3:20 p.m., in the office of the County Clerk at 3:26 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 January 3, 1996, Meeting No. 2050:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Boyle, Ballard, Midget, Taylor "absent") to **APPROVE** the minutes of the meeting of January 3, 1996 Meeting No. 2050.

REPORTS:

Committee Reports:

Budget and Work Program Committee

Mr. Horner announced that the Budget and Work Program Committee met at 11:30 with Rich Brierre presenting the preliminary TMAPC Budget and Work Program for FY-97.

Comprehensive Plan Committee

Mr. Ledford informed that the Comprehensive Plan Committee met at 11:30 and received a briefing of the Capital Improvement Project (CIP) request for FY-97 and on the design process of the downtown transit center. He disclosed that the Comprehensive Plan Committee deemed that the CIP projects are in accord with the Comprehensive Plan and should be presented to the full commission.

Rules and Regulations Committee

Mr. Doherty announced that the Rules and Regulations Committee will meet at the conclusion of the TMAPC meeting to continue discussion of amendments to the Tulsa Zoning Code regarding outdoor advertising.

Mr. Doherty announced that as TMAPC liaison to the City Council, he attended a meeting in which the subject of parking accommodations for citizen participants at public hearings, etc., was discussed at length. He reported that Jerry Sutton, Urban Development, discussed the underutilization of the parking garage. Mr. Doherty suggested that vouchers for use at the parking garage be sent to individuals along with the public hearing notices.

Chairman Carnes instructed Staff to contact Urban Development to discuss the possibility of vouchers.

Ms. Gray announced that the Public Participation Committee will have its first meeting February 14, 1996 at 11:30 a.m.

SUBDIVISIONS:

FINAL APPROVAL:

Valley Crossing (PUD 521) (784)

(PD-18)(CD-8)

Southwest corner of East 71st Street South & the Mingo Valley Expressway.

Staff Comments

Mr. Jones informed that Ted Sack was present representing the plat. Mr. Jones advised that Valley Crossing is 27-acre five-lot subdivision which is located in a PUD. He disclosed that not all required documents have been received to release the subject tract.

Mr. Doherty asked Legal Counsel if the Planning Commission could approve the plat pending receipt of the documents to which Mr. Jones referred.

Mr. Linker replied in the affirmative.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Gray, Horner, Ledford, Pace, "aye"; no "nays"; "abstaining"; Boyle, Ballard, Midget, Taylor "absent") to **APPROVE** the **FINAL PLAT** of Valley Crossing as recommended by Staff subject to receipt of all release letters and final approval from the Legal Department of the Deed of Dedication.

The Gardens (3094)

(PD-17)(CD-5)

South of the southwest corner of East 41st Street South & South Garnett.

Staff Comments

Mr. Jones announced that Public Works Department has not yet released this plat due to problems regarding a private storm sewer located abutting the property immediately off the tract. Staff recommended continuing this item for one week. Ted Sack, representative for the applicant, was present and in agreement with the continuance request.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Boyle, Ballard, Midget, Taylor "absent") to **CONTINUE FINAL APPROVAL** of The Gardens to January 24, 1996.

Baby Superstore (PUD 498) (784)

(PD-18) (CD-8)

East of the southeast corner of East 71st Street & South Mingo Road.

Staff Comments

Mr. Jones informed that all release letters have been received and Staff recommends **APPROVAL** as presented.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Dick, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Boyle, Midget, Taylor "absent") to **APPROVE** the **FINAL PLAT** of Baby Superstore as having met all conditions of approval as recommended by Staff, subject to Legal Department approval of the Deed of Dedication.

SUBDIVISION INTERPRETATION:

Request interpretation of Subdivision Regulations regarding procedure for final plat approval on "Baby Superstore" subdivision plat located east of the southeast corner of East 71st Street South & South Mingo Road.

Interested Parties

Roy Johnsen explained that some procedures followed in the subdivision process are not addressed in the Subdivision Regulations. He perceives that there are several areas in which the process can be expedited, especially relating to real estate transactions. Mr. Johnsen asked that the matter be referred to the Rules and Regulations Committee and that he be given the opportunity to be heard by that committee.

Mr. Doherty directed Staff to place this item on the February 21 Rules and Regulations Committee meeting agenda.

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LOT-SPLIT FOR WAIVER:

L-18206 Gordon Wilson, III (D. O'Meilia) (382)
2901 West 68th

(PD-8)(CD-2)
OL

Jones presented the request with Dave O'Meilia present.

Considerable discussion was given to the affect the lot-split would have on the existing utility easements. It was determined that the utility companies could work around any problem.

It is proposed to split a 69.38' x 34.55' x 49.56' triangular tract from Lot 34, Block 1, West Highlands III and attach it to Lot 35, Block 1, West Highlands III as depicted on the map in the agenda packet. Both lots are served by public water and sewer. Staff has determined both lots proposed will meet the bulk and area requirements for the RS-1 district. Due to the configuration on the split, the eastern tract (Lot 35) will have more than three side lot lines. Therefore,, it does not comply with Tulsa Subdivision Regulations requiring that residential lot shave no more than three side lot lines. The applicant is requesting waiver of this requirement.

On the Motion of French, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the lot-split for waiver with no conditions.

TMAPC Action; 9 members present:

On MOTION of DICK, the TMAPC voted 9-0-0 (Ballard, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; "abstaining"; Boyle, Taylor "absent") to APPROVE WAIVER of Subdivision Regulations prohibiting more than three side lot lines on a residential lot and lot-split L-18206.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL

<u>L-18159 Tharaldson Development Co. (T. Sack) (1283)</u> 9000 Block of East 71st St.	(PD-18)(CD-7) OL
<u>L-18191 Carman Ministries, Inc. (T. Sack) (1383)</u> North of the Northeast Corner of East 91st St. & South Memorial	(PD-18)(CD-8) CS
<u>L-18208 Hesselbein Tire of Oklahoma (City of Tulsa) (1794)</u> 12821 East 31st St.	(PD-17)(CD-6) CS
<u>L-18209 The Eagles Nest, Inc. (City of Tulsa) (2094)</u> 3160 South 129th E. Ave.	(PD-17)(CD-6) RS-3
<u>L-18210 Raymond & Shirley Barnett (1903)</u> Northwest Corner of East 31st St. & N. Yorktown	(PD-2)(CD-3) RS-3
<u>L-18211 William Christopher (City of Tulsa) (2693)</u> 4127 South Sheridan	(PD-18)(CD-5) IL
<u>L-18212 Albertson's, Inc. (City of Tulsa) (983)</u> Northwest Corner of East 81st St. & S. Yale	(PD-18)(CD-8) CS
<u>L-18213 31st & Memorial, L.L.C. (P. Tomlinson) (2393)</u> 3300 South 79th E. Ave.	(PD-17)(CD-5) CS
<u>L-18215 Plumwood, L.L.C. (City of Tulsa) (1694)</u> 2904 South 129th E. Ave.	(PD-17)(CD-6) RM-1
<u>L-18196 Laureate Psychiatric Clinic & Hospital (R. Johnsen) (383)</u> 5353 East 68th St.	(PD-18)(CD-7) RS-3

Staff Comments

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

TMAPC Action: 9 members present:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; "abstaining"; Boyle, Taylor "absent") to RATIFY the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

CONTINUED ZONING PUBLIC HEARING:

Application No.: PUD 507-7 Minor Amendment
Applicant: Roy Johnsen
Location: East of the southeast corner of East 71st Street.
Date of Hearing: January 17, 1996

Staff Comments

Mr. Stump announced that the applicant has requested that this application be continued to February 7, 1996.

Applicant's Comment's

Mr. Johnsen requested that Mark Reents, attorney for the property owner south of the subject property, be recognized as an interested party and be notified of the continuance.

TMAPC Action; 9 members present:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; "abstaining"; Boyle, Taylor "absent") to CONTINUE PUD 507-7 to February 7, 1996.

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OTHER BUSINESS:

Review of Neighborhood Development Plan (NDP) Amendments and Kendall-Whittier Urban Renewal Plan Amendments to determine if they are in conformance with the Comprehensive Plan (Districts 2 & 4) for Tulsa Metropolitan Area.

Staff Comments

Dane Matthews informed that Staff has reviewed the amendments to the Urban Renewal Plan, which are attached at the end of these minutes, and found them to be in accord with the Comprehensive Plan.

Interested Parties

Dr. Joyce Brown

2511 North Quaker 74106

Dr. Brown informed that these amendments affect the Cherokee sector and rezoning the area from residential to commercial. She declared opposition to rezoning this area from residential to commercial on behalf of residents in the area. Dr. Brown disclosed that the majority of the residents are poor senior citizens on fixed incomes, and to displace them would create a financial burden. She noted that the original plan was for renovation of the subject neighborhood. Dr. Brown added that a commercial retail site, Springdale, already exists within one mile of the subject location. She revealed that there are alternative sites that already exist in the area. Dr. Brown disclosed that the widening of Peoria from Pine to Mohawk will create further opportunities for commercial retail.

Thom Jones

1723 West Latimer Street 74127

Mr. Jones requested clarification of recent amendments to the Comprehensive Plan for this area.

Ms. Matthews informed that amendments to the Comprehensive Plan were processed approximately one week ago which redesignated the area south of Reading to the Cherokee Expressway and east of Quaker from low intensity to medium intensity.

Mr. Jones expressed concern over future rezoning in the area.

Billy J. Williams

1432 North Boston Avenue 74106

Mr. Williams also expressed concern over future rezoning of the area.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; "abstaining"; Boyle, Taylor "absent") to **FIND** the Neighborhood Development Plan Amendments and Kendall-Whittier Urban Renewal Plan Amendments to be in **CONFORMANCE** with the Comprehensive Plan.

There being no further business, the Chairman declared the meeting adjourned at 2:05 p.m.

Date Approved: 2-7-96


Chairman

ATTEST:


Secretary