

# Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2056

Wednesday, February 21, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

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

## Members Absent

Boyle  
Dick

## Staff Present

Almy  
Gardner  
Jones  
Stump

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, February 20, 1996 at 11:32 a.m., in the office of the County Clerk at 11:02 a.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 February 7, 1996, Meeting No. 2054:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Boyle, Dick, Midget "absent") to **APPROVE** the minutes of the meeting of February 7, 1996 Meeting No. 2054.

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## **REPORTS:**

### **Committee Reports:**

#### **Rules and Regulations Committee:**

Mr. Doherty informed the Commission that Rules and Regulations Committee will meet today, immediately following the Commission meeting. Also, there is an item on the City Council agenda in regards to the Ordinance establishing procedures for holding public hearings and the submission of comments to the Oklahoma Housing Finance Authority.

#### **Director's Report:**

Mr. Gardner informed the Commission of items to be heard by the City Council on February 22, 1996 in regards to subdivisions, OHFA ordinance and public hearings on the Urban Renewal Plan.

Mr. Gardner reviewed a memorandum to Councilor Watts dealing with Homeowner Coalition that has been established by the City Council under the direction of Councilor Watts. It deals with the encouragement of homeownership.

Mr. Gardner also reviewed a memorandum transmitted by Chairman Carnes to Councilor Hall addressing seven specific concerns involving the Crown Chase Apartments as brought to attention by the College Parke Homeowners Associations.

## **SUBDIVISIONS:**

### **PRELIMINARY PLAT:**

#### **Brewer's Mingo Road Addition (PUD 364) (1984)**

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

Northeast corner of East 101st Street South & South Mingo Road

#### **TAC Recommendations**

**BREWER'S MINGO ROAD ADDITION (PUD 364) (1984) (PD-18) (CD-8)**

Northeast corner of East 101st Street South and South Mingo Road

Jones presented the plat with Ted Sack in attendance.

Jones pointed out several changes on the face of the plat.

French noted that access may be right-turn only into the tract.

Brewer's Mingo Road Addition is a one-lot commercial subdivision which contains 1.40 acres. The proposed use of the property is a McDonald's restaurant and PUD detail site plan approval has been applied for.

Staff would offer the following comments and/or recommendations:

1. Reduce access points to 35' per site plan.
2. Add "Right-of-Way Dedicated By This Plat" for South Mingo and East 101st Street dedications.
3. Site plan show ground sign in utility easement. Must be coordinated with TAC.
4. Add number of acres below key map.
5. Show access drives on west side of Mingo.
6. Drainage shall be reviewed by the Tulsa County engineer in addition to the Department of Public Works.
7. All conditions of PUD-364 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.
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. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.

16. 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.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. 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.
19. 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.)
20. 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.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. 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.)
24. 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.)
25. 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.
26. 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.)
27. All other Subdivision Regulations shall be met prior to release of final plat.

On the motion of Miller, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the preliminary plat of Brewer's Mingo Road Addition, subject to all conditions listed above.

Staff Comments:

Mr. Jones informed the Commission that Staff and the TAC has reviewed the preliminary plat of Brewer's Mingo Road Addition, and recommends approval subject to the conditions recommended by the TAC.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick, Midget "absent ") to **APPROVE** the Preliminary Plat of Brewer's Mingo Road Addition as recommended by Staff.

\* \* \* \* \*

Jenks Grade Center (PUD 306-C) (2083)

(PD-26) (CD-2)

East of the north-east corner of East 101st Street South & South Delaware Ave.

TAC Recommendations

Jones presented the plat with Ted Sack present.

After considerable discussion, Cotner recommended that prior to release of the "draft final" plat, the issue of South Harvard location and construction be resolved.

French recommended a cul-de-sac turn around at the north end of South Harvard Avenue.

Jones noted that a waiver of the Subdivision Regulations should be requested since Harvard does not connect on the north end.

Somdecerrff recommended language for street dedication be included in the deed of dedication and language to cover "Reserve A".

Miller requested an extension of the 17.5' utility easement along the south side of the reserve.

Jenks Grade Center is a one-lot subdivision plat which contains approximately 51 acres and is proposed to be the location of the new Jenks School. The TAC reviewed the sketch plat on November 16, 1995 and the TMAPC reviewed the sketch plat on December 6, 1995. A new engineer is now processing the plat and requesting preliminary approval.

Staff would offer the following comments and/or recommendations:

1. Harvard Avenue alignment and construction meet with Department of Public Works approval.
2. All conditions of PUD 306-C 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 Jenks 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 Somdecerff, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the preliminary plat of Jenks Grade Center, subject to all conditions listed above.

Staff Comments:

Mr. Jones informed the Commission that Ted Sack is present, representing this item. Mr. Jones states that prior to the TAC meeting, he had discussed the issue of South Harvard with Traffic Engineering. During the presentation of this issue, at the Technical Advisory Committee meeting, Public Works stated this issue has not been resolved and requested that the construction issue be settled prior to release of final plat and that it be a condition of approval for this preliminary plat.

Mr. Charles Norman indicated he believes that the City will construct Harvard Avenue and the school district agrees to provide the full right-of-way for the extension of Harvard Avenue. Mr. Norman stated that there are no objections to the requirements of plans for the development of the subdivision subject to approval of the Department of Public Works. However, Mr. Norman will request that Public Works not require construction plans for South Harvard Avenue; therefore, they request waiving the "Letter of Assurance".

TMAPC Comments:

Mr. Doherty expressed concern of the street being constructed and no concern with who constructs it. Mr. Doherty questioned whether South Harvard is considered a collector street, and if a collector, do the subdivision regulations require just assurance that the road will be constructed? Mr. Doherty asked if assurance is required during the platting process, when does the assurance need to be submitted? Mr. Doherty clarified Mr. Norman's request of waiver of plans requirement, which states the City is funding the engineering and that right-of-ways will be dedicated.

Mr. Linker stated that the assurance can be deferred to the end of the final plat process.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-1** (Ballard, Carnes, Doherty, Edwards, Gary, Horner, Ledford, Pace "aye"; no "nays"; Midget "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Preliminary Plat of Jenks Grade Center, as recommended by Staff.

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Preliminary Plat - Honey Creek (PUD 523A) (1383) and Other Business - PUD 523-A Detail Site Plan were heard simultaneously.

**Honey Creek (PUD 523-A) (1383)** **(PD-18) (CD-5)**  
East of the southeast corner of East 81st Street South & South Memorial Drive

TAC Recommendations

Jones presented the plat with Jerry Ledford, Sr. present.

Miller requested that private street and utility easement language be added to the deed of dedication.

Ledford stated that the easements outside the plat would be filed by separate instrument and shown with book/page on the plat.

French recommended that the developer work with Traffic Engineering in regards to the gate entrance design.

This 7.41 acre plat with 41 lots is part of a sketch plat which was reviewed by the TAC on December 7, 1995 and the TMAPC on December 20, 1995. Certain accesses/driveways have been relocated from the sketch plat which should provide better separation from proposed abutting uses.



Staff would offer the following comments and/or recommendations:

1. Show dimensions of "Reserve A".
2. Show address and disclaimer on face of plat.
3. Identify abutting property to the east and south as "UNPLATTED".
4. Clarify tract at south end of lot 4, block 3.
5. All conditions of PUD-523 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 McGill, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the preliminary plat of Honey Creek, Blocks One through Five , subject to all conditions listed above.

**PUD 523-A Detailed Site Plan**

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

81st Street & S. Memorial - Honey Creek *development*  
*(Site Plan of Honey Creek- Phase 1 - a townhouse development)*

**Staff Recommendations**

The applicant is requesting site plan approval for the first phase of a townhome development on this site. The current application proposes 37 townhome units and 4 duplex units accessed via a private street system with garages and driveways behind.

Staff has reviewed the request and finds that the lot size, livability area, landscaped area, circulation and access conform to the standards of the PUD.

During review, Staff has noted that the standards for townhome development have not been as fully developed as other portions of the Code and suggests future review and revision.

Based on compliance with the PUD standards Staff recommends **APPROVAL** subject to the following:

- a) The lot line of the lot located to the East of the 81st Street entry appears to include the entry wall, common open space and a portion of two parking space. This lot line should be adjusted to remain at the inside edge of the entry wall.

Staff Comments:

Mr. Jones informed the Commission that Wayne Alberty and Jerry Ledford, Jr. were present, representing agenda items 7 and 12. The preliminary plat has been reviewed by Staff and the TAC. There have been some revisions to move the mutual accessway for the driveway. Staff and the TAC recommend approval of the preliminary plat of Honey Creek, Blocks One through Five, subject to the preliminary plat conditions.

Mr. Stump stated that staff has reviewed the proposed site plan for townhouse development and supports it with one exception that relates to the platting. The one concern is the that parts of the wall around the entrance are in the lot of the last residence to the north, and would request the walls be placed in the common area or the common area be enlarged to include the current location of the walls.

Applicant's Comments:

Mr. Ledford, Jr. is in agreement with Staff's recommendations and does not see moving the wall outside the plot area as a problem.

**TMAPC Action; 9 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **8-1-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Midget, Pace "aye"; no "nays"; Ledford "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Preliminary Plat and Detailed Site Plan of Honey Creek, Blocks One through Five, as recommended by Staff.

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**PLAT WAIVER, SECTION 213:**

**Z-5626 (Golden Valley) (3194)**

**(PD-18) (CD-5)**

North of the northwest corner of East 61st Street South & South 107th East Avenue

**TAC Recommendations**

Jones presented the application with Larry Johnson present.

Herbert pointed out that a regional detention facility would be constructed on the east side of 107th East Avenue.

French questioned if additional right-of-way has been dedicated on 107th East Avenue. Jones stated that he would check previous waivers to see if right-of-way was dedicated.

Z-5626 rezoned a  $\pm$  1.1 acre tract from RS-3 to IL in 1981, which triggered the platting requirement. The applicant is proposing to construct a 15,000 square foot metal building with the existing house to be used as an office.

Based on the size of the tract and existing subdivision plat, Staff is supportive of the requested plat waiver.

Staff recommends APPROVAL of the plat waiver for Z-5626, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the motion of McGill, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the plat waiver for Z-5626, subject to the conditions listed above.

**TMAPC Action; 9 members present:**

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to APPROVE the plat waiver for Z-5626, as recommended by Staff.

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**CHANGE OF ACCESS ON RECORDED PLAT:**

**Moreland Second Addition (2893)**

**(PD-18) (CD-7)**

Northeast corner of East 51st Street & South Pittsburg

**Staff Comments**

Mr. Jones stated that change of access for Moreland Second Addition to is add a 30-foot access point onto the Skelly Drive Service Road and a 40-foot access point on East 51st Street. Staff has reviewed the request. The Department of Public Works (Traffic Engineering) has signed off on the request. Staff recommends approval of the Change of Access on Recorded Plat of Moreland Second Addition, subject to Exhibit "A" in the agenda packets.

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Change of Access on Recorded Plat of Moreland Second Addition as recommended by Staff.

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

- L-18235 Troy & Virginia Egbert (City of Tulsa) (1282) (PD-8) (CD-2)
- 7807 S. Elwood AG
- L-18236 Richard C. Cooley (City of Tulsa) (694) (PD-5) (CD-6)
- 10755 E. Admiral Pl. RS-3
- L-18237 Jerry Hall (T. Sack) (983) (PD-18) (CD-8)
- @ E. 72nd St. S. & S. Jamestown RS-2
- L-18238 Jerry Hall (T. Sack) (983) (PD-18) (CD-8)
- @ E. 72nd St. S. & S. Jamestown RS-2
- L-18239 Jerry Hall (T. Sack) (983) (PD-18) (CD-8)
- @ E. 72nd St. S. & S. Jamestown RS-2
- L-18240 Jerry Hall (T. Sack) (983) (PD-18) (CD-8)
- @ E. 72nd St. S. & S. Jamestown RS-2
- L-18241 Harlan & Christy Van Wyhe (L. Foster) (3314) (PD-15) (CD-County)
- 13625 E. 66th St. N. AG
- L-18242 Michael T. Huff (L. Foster) (3314) (PD-15) (CD-County)
- 13000 Block of E. 66th St. N. AG
- L-18243 Bank of Oklahoma (C. Mills) (1292) (PD-7) (CD-2)
- Northeast corner of E. 15th St. and S. Boston CS / CH

**Staff Comments:**

Mr. Jones informed the Commission that the lot-splits for ratification are in order and recommended approval.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gary, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Lot-Splits for Ratification as recommended by Staff.

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**ZONING PUBLIC HEARING:**

Application No.: **PUD 470-1** (Minor Amendment to Increase Height of Ground Sign)  
Applicant: Okla. Neon/Sherri Richardson  
Location: 8112 East 66th Street  
Date of Hearing: February 21, 1996  
Presented to TMAPC: Sherri Richardson

**Staff Recommendations**

The applicant (Romano's Macaroni Grill) is requesting minor amendment approval to allow an increase to the maximum height of a ground sign.

Staff has reviewed the item and finds that the current approval allows a ground sign of 8' in height and 100 s.f. in display area which is to be set a minimum of 100' from the centerline of 66th Street.

The applicant is requesting a sign of 15' in height which meets the other criteria.

Staff review also indicates that a Boatman's Bank sign was allowed in the southern portion of the PUD along the Memorial Dr. frontage at a height of 18'.

Staff opinion is that the sign as requested is in conformance with other approved signage on both sides of Memorial in this area and recommends **APPROVAL**.

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to recommend **APPROVAL** of PUD 470-1 Minor Amendment to increase height of ground sign.

**LEGAL DESCRIPTION FOR**

Lot 1, Block 3, Woodland Hills Mall and located at 8112 East 66th Street South, Tulsa, Oklahoma.

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Application No.: **PUD 468-3** (Minor Amendment to increase height of ground sign)  
Applicant: Acura Neon/Richard Craig  
Location: 9419 East 71st Street South  
Date of Hearing: February 21, 1996  
Presented to TMAPC: Acura Neon/Richard Craig

**Staff Recommendation**

The applicant is requesting amendment to the PUD, increasing the maximum height of a ground sign for Arby's from 25' to 30'. The project site is the existing Hardee's site which is on the north side of 71st Street, west of Mingo Road near Sam's.

Staff has reviewed the request and finds that the existing Hardees sign which will be removed is 25' in height. The 25' limitation is a consistent standard along the 71st corridor and that many other food servers along the corridor such as McDonalds, Tony Roma's, Outback Steakhouse, El Chico's, Chili's Golden Corral, etc. have complied.

The applicant has not demonstrated special circumstances which justify approval of the request. Therefore Staff recommends **DENIAL** of the proposed increase to 30'.

**Applicant's Comments:**

Richard Craig, Acura Neon, informed the Commission that due to the unique design and shape of the Arby's sign, it will require 30-feet in height. Mr. Craig stated that the placement of the name, Arby's, on the promotional hat will not be displayed any higher than the names of surrounding food establishments.

**TMAPC Comments:**

Mr. Doherty expressed that the ground sign heights have been restricted to the 25-foot limit in this corridor and that the Commission has received previous requests to increase height that have been denied. Ms. Pace, Ms. Gray and Mr. Midget confirmed that the signage in this area have been very consistent.

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to recommend **DENIAL** of PUD 468-3 Minor Amendment to increase height on ground signs.

**LEGAL DESCRIPTION FOR**

Lot 7, Block 1, Sam's Center Addition, and located at 9419 East 71st Street South, Tulsa, Oklahoma.

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**OTHER BUSINESS:**

**PUD 179-S Joe Donelson**

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

West of SW/c E. 71st Street & South Mingo Road  
(Site Plan of Just For Feet store)

**Staff Recommendations**

The applicant is requesting site plan approval for "Just for Feet." The store as submitted will encompass 15,374 sf on one floor.

Staff review indicates that the parking, landscaped area, access, floor area and setbacks conform to the requirements of the PUD.

The applicant has indicated that he intends to apply for Minor Amendment to increase the allowed floor area to 20,000 sf. The purpose of the increase will be to add a mezzanine to the building.

Based on conformance to the standards of the PUD Staff recommends **APPROVAL**.

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to **APPROVED** the Detail Site Plan for "Just for Feet" in PUD 179-S as recommended by Staff.

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**PUD 272 Jeff Ogilvie**

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

6130 East 81st Street  
(Site Plan of produce stand and Christmas tree sales lot)

**Staff Recommendations**

The applicant is requesting site plan approval for temporary Produce Stand and Christmas Tree Sales uses. The applicant proposes that the length of the approval be five years, running from May 1 to September 1 for produce sales and from November 20 to December 25 for tree sales.

Staff has reviewed the request and finds that similar requests for temporary use approval have been granted on this site for one or two year periods. The provision of paved parking has been an issue in the past and is an issue in this application as well.

The applicant does not propose to pave the parking area or the proposed access drive and has asked that the Board grant variance to the paved parking requirements.



Staff recommends **APPROVAL** of the temporary location of the above noted uses subject to the following:

a) Board approval of case number 17317, scheduled for hearing on 3/12/96

b) Approval length of three (3) years effective for the 1996, '97 and '98 calendar years. The purpose of this condition is to allow the City the ability to review the uses and development in the area to determine compatibility in 1998. If conditions have not significantly changed Staff would anticipate additional approvals.

**TMAPC Comments:**

Mr. Doherty questioned whether the Board of Adjustment will grant the variance to run concurrently with the Commission's approval for three years.

**TMAPC Action; 9 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Detail Site Plan for temporary produce stand and Christmas tree sales uses for a period of three years as recommended by Staff subject to variances of the parking and access surfaces requirements by the Board of Adjustments

\* \* \* \* \*

**PUD 306-D Larry Covert**  
3009 East 101st Street  
(Site Plan of Sooner Rental)

**(PD-26) (CD-2)**

**Staff Recommendations**

The applicant is requesting site plan approval for Sooner Rental. The application as proposed includes 2,400 sf of showroom and 1,600 sf of shop area.

Staff has reviewed the request and finds that the site plan as submitted conforms to the setback, parking, floor area, landscaped area, and building wall facing requirements of the PUD.

The applicant has screened the project from views from the South by brick veneer wing walls with rough cedar gates. Screening from views from the East will be accomplished by the planting of a suitable hedge which will be located behind an 8' chain link fence.

Based on substantial conformance with the approved standards, Staff recommends **APPROVAL** subject to the following:

- a) Submittal to and Staff approval of an acceptable vegetative screening alternative along the Easterly boundary running from the wing walls to the north. Staff would expect a triangular planting scheme to be utilized, with material (to be determined) placed on 48" centers to leave room for the material to gain the required height.

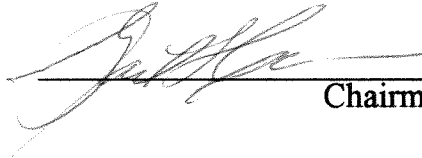
**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Edwards, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Dick "absent ") to **APPROVE** the Detail Site Plan for Sooner Rental as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 2:38 p.m.

Date Approved: March 6, 1996

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary