

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2110

Wednesday, April 23, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard		Almy	Linker, Legal
Boyle		Gardner	Counsel
Carnes, Chairman		Matthews	
Dick		Stump	
Doherty, 1st Vice Chairman			
Gray			
Horner			
Ledford			
Midget, Mayor's Designee			
Pace			
Westervelt, Secretary			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 21, 1997 at 9:40 a.m., in the Office of the City Clerk at 9:22 a.m., as well as in the office of the County Clerk at 9:21 a.m.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:30 p.m.

REPORTS:

Committee Reports:

Comprehensive Plan Committee:

Mr. Ledford stated a joint committee session was held prior to the Planning Commission meeting to review the Downtown Plan CIP projects and found the plan in accordance with the Comprehensive Plan.

Rules and Regulations Committee:

Mr. Doherty stated the Rules and Regulations Committee concurs that the Downtown Plan CIP projects are in accordance with the Comprehensive Plan.

Community Participation Committee:

Ms. Gray informed the Commission that the agendas for the May 6, 1997 workshop/training session have been distributed. The topic for the session is code enforcement.

Director’s Report:

Mr. Gardner stated there are no zoning items scheduled for the April 24, 1997 City Council meeting. However, there are some platting items and the closing of 57th Street scheduled.

SUBDIVISIONS:

Lot-Splits for Ratification of Prior Approval:

- L-18430 George Garrett Estate** (914) (PD-15) (County)
11421 North 129th East Avenue
- L-18454 Jerry White** (691) (PD-23) (County)
17301 Wekiwa Road
- L-18455 Loy Raines** (824) (PD-14) (County)
Southeast corner 169th Street North and North 123rd East
- L-18456 Tom Grant, Jr.** (3294) (PD-18) (CD-5)
West of northwest corner East 61st and South 129th East Avenue
- L-18458 Greg Daubney** (1873) (PD-21) (County)
1633 East 151st Street South

Staff Comments:

Mr. Jones stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

TMAPC Action; 11 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; none “absent”) to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

CONTINUED ZONING TEXT AMENDMENT PUBLIC HEARING:

Proposed Amendments to Tulsa County Zoning Code in regard to regulation of communication towers.

TMAPC Comments:

Mr. Doherty stated staff has continued working on the amendments to the County Zoning Code in regard to regulation of communication towers. There are differences of applications between the City and County Code. He suggested continuance to May 7, 1997.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the Zoning Text Amendment Public Hearing for proposed Amendments to the Tulsa County Zoning Code in regard to regulation of communication towers to May 7, 1997.

CONTINUED ZONING PUBLIC HEARING:

Application No.: PUD-557/Z-5620-SP-9

CO to PUD

Applicant: Charles E. Norman

(PD-18) (CD-8)

Location: Southeast corner East 93rd Street and South Memorial Drive

Presented to TMAPC: Charles E. Norman

(Planned Unit Development and Corridor Site Plan for a multifamily residential subdivision on the east half and a commercial area on the west half.)

Staff Recommendation:

PUD-557:

The proposed PUD contains approximately 16 acres and is zoned CO. The subject tract was previously approved "conceptually" for 640 multifamily dwelling units in Corridor Site Plan Z-5620-SP-1, but no detailed Corridor Site Plan was ever submitted for approval. The tract is bordered by the Mingo Valley Expressway on the south, Memorial Drive on the west, 93rd Street on the north and a single-family subdivision on the east. Automobile-related commercial development has been permitted on the west side of Memorial Drive and a 416-unit apartment complex built at 35 units to the acre is on the north side of 93rd Street South.

The PUD proposes two development areas which split the tract into a commercial area on the west half and an apartment area on the east half. Staff can support most commercial uses on the west half of the PUD with adequate buffering and access control along 93rd Street to protect the existing residential area to the north. The apartment area is proposed to be developed at the same density as the apartment complex to the north (35.8 units to the acre). Staff cannot support this high density immediately adjacent to single-family dwellings with the development standards proposed by the PUD.

An outdoor advertising sign is also proposed in the commercial development area. Staff cannot support including an outdoor advertising sign as a permitted use in the PUD because there is no commercial area that is at least 1200 feet from the outdoor advertising sign already approved on the west side of Memorial Drive.

Staff finds the uses and intensities of development proposed with modifications proposed by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-558 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends APPROVAL of PUD-558 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

DEVELOPMENT AREA A

Area:

Gross:	9.12 Acres	397,396 SF
Net:	8.00	348,480 SF

Permitted Uses:

Use Units 11, 13, 14, 16 and automobile and light truck sales, new and used, service and repair, and uses customarily accessory to permitted uses.

Maximum Aggregate Building Floor Area: 80,000 SF

Maximum Land Coverage by Buildings: 30%

Minimum Building Setbacks:

From the centerline of construction of South Memorial Drive	200 FT
From the centerline of East 93rd Street South	100 FT
From the east property line	20 FT
From the south boundary	40 FT

Maximum Building Height:

35 FT

Off-Street Parking:

As required by the applicable use unit of the Tulsa Zoning Code.

- * Maximum Number of Vehicles to be Displayed For Sale on Street Frontage:
One vehicle for each 20 feet of street frontage along South Memorial Drive.

A maximum of 25 vehicles in display pods are permitted along the street frontage of East 93rd Street South, but only for the west 350 feet of Development Area A. Vehicles shall not be displayed for sale on the remainder of the 93rd Street frontage. All outside raised vehicle display areas shall be shown on the Detail Site Plan.**

- * Minimum Landscaped Screening of Vehicle Parking and Storage Areas:

A landscaped strip a minimum of 10-foot in width shall be provided along the 93rd Street frontage for all but the west 350 feet of Development Area A. Provided no wrecked or dismantled vehicles may be parked or stored north of the dealership buildings.

- * Vehicular Access:

Only two access points onto Memorial are permitted and all access points onto 93rd Street shall be determined during the site plan approval process.

- * Maximum Signage:

Ground Sign - One ground sign per automobile dealership not to exceed three ground signs on the Memorial Drive frontage are permitted, each not to exceed a total of 400 SF of display surface area and no individual sign shall be larger than 160 SF of display surface area and 25' in height. One ground sign is permitted on the west 200' of the 93rd Street frontage not to exceed 6' in height nor 60 SF of display surface area. One business ground sign is permitted along the expressway frontage oriented to the expressway, not to exceed 500 SF of display surface area nor 40' in height. It shall also be at least 200' from Development Area B. No other ground signs are permitted except directional sign which shall not exceed 3 SF in size.

Wall Signs - Shall be permitted only on west and south facing building walls not to exceed 2 SF of display surface area per lineal foot of building wall to which attached.

- * Lighting:

Light standards shall not exceed 30' in height. Lights shall be equipped with deflectors and hoods to prevent spill-over onto adjacent residential areas.

- ** PA System:

Use of an external public address system after 6:30 p.m. is prohibited.

* Modified by agreement between staff and applicant prior to the public hearing.

** Modified by TMAPC at the public hearing.

DEVELOPMENT AREA B

Area:

Gross:	8.48 Acres	369,544 SF
Net:	8.04 Acres	350,358 SF

Permitted Uses:

Multifamily dwellings as permitted in Use Unit 8 and uses customarily accessory thereto.

Minimum Land Area per Dwelling Unit:*

One bedroom or less unit	1200 SF
For each additional bedroom in a unit add	400 SF

Maximum Building Height: 43 FT

Off-Street Parking:

As required by the applicable use unit of the Tulsa Zoning Code.

Minimum Building Setbacks:

From the east property line	90 FT
From the centerline of East 93rd Street South	55 FT
From the west property line	10 FT
From the south property line	10 FT

Minimum Setback of Parking Areas from East Boundary: 25 FT

Minimum Livability Space Per Dwelling Unit: 300 SF

Signage:

As permitted in the RM districts.

** Lighting:

All parking lot lighting and building lighting shall be hooded to direct light downward and away from adjacent single-family dwellings. Light standards shall not exceed 12 feet in height within 120 feet of the east boundary of the PUD and no lighting is permitted within the east 25 feet of the development area. Light standard greater than 120 feet from the east boundary may be up to 25 feet in height.

*** Building Orientation:

Apartment buildings within the east 250' of the Development Area should be oriented so that the windows and entrances of the apartments face north or south, unless another orientation is determined to be appropriate by TMAPC during approval of the Detail Site Plan.

*** Landscaped Buffer and Screening Fence:

A landscaped buffer area which may include berms, shrubs and trees shall be provided in the east 25' of the Development Area which should be, if possible, designed to reduce the noise generated by the apartment complex unless another design is approved by TMAPC during approval of the Detail Site Plan. A 6' screening fence shall be provided along the east boundary of the Development Area.

Access:

No vehicular access to 93rd Street shall be permitted within the east 150' of the Development Area.

* The density of the development may be increased by minor amendment to a maximum of one dwelling unit per 1200 SF of land area. ***

** Modified by agreement between staff and applicant prior to the public hearing.

*** Modified by TMAPC at the public hearing.

3. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.

7. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
8. No Building Permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the County beneficiary to said covenants.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved TMAPC.

Z-5620-SP-9:

Staff recommends the Corridor Site Plan have the same development standards as PUD-557 and that the Detail Site, Sign and Landscape Plans submitted under the PUD requirements satisfy the detailed requirement of the Corridor District.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Tower, 74103, stated he represents Roger Hardesty and Jackie Cooper Automobile Dealership in this application. He stated Jackie Cooper Automobile Dealership is currently located on East 11th Street. Present today is Mr. Greg Keck, a partner and general manager of the Tulsa Jackie Cooper Automobile Dealership.

Mr. Norman reminded the Commission of the original concept of the corridor district. The purpose of corridor district is to encourage and allow higher intensity development in appropriate locations where property is adjacent to an expressway and between parallel or abutting arterial streets. The Zoning Code chapter is intended to not only encourage, but to permit these higher intensity uses in these types of areas.

Mr. Norman stated the present application was zoned corridor district in 1981 and in 1982, a detail corridor plan was presented and approved for the multifamily development at this location. There were over 400 dwelling units constructed in the first phase in 1982. At the same time the plat for Sun Chase was approved to permit multifamily development, 640 units, on the subject property. The 640 units were approved after the deduction of land to accommodate the Mingo Valley Expressway. The subject property is currently corridor-zoned with multifamily development approved for 640 units. He stated since the time of approval, Memorial Drive has been developed and constructed to primary arterial standards and the Creek Turnpike has been constructed.

Mr. Norman stated the original development in this area was the Joe Marina Automobile Plaza with multiple dealerships under a PUD, with CS and corridor zoning to the west. This set the standard and precedent for the higher-quality automobile dealerships that have developed in the Joe Marina area and subsequently by the Fred Jones Organization for the Lincoln-Mercury and Ford Dealerships, and Jim Norton with the Toyota and other dealerships to the south. The remainder of the property on the east side of South Memorial to 101st Street was also approved for commercial or automobile dealerships with the same general development standards that were proposed by the applicant for the Jackie Cooper Dealership.

Mr. Norman stated that Jackie Cooper is the only dealership in this area for Mercedes; they also handle Volvos and Nissan automobiles. The plan is to relocate the dealership to this area. He noted this block to the north of 93rd Street and across Memorial has been approved for and partly in use as an automobile dealership. There are also automobile-related uses, such as tire stores, directly across the street.

Mr. Norman stated the subject property is the front portion, uniquely located and situated to continue the kind of quality development under the restrictions and standards of the PUD and corridor district process. He presented photographs with views of the subject property from the expressway off-ramp. He noted the billboard located on the east side of the Fred Jones property which is a full outdoor advertising sign. The photographs also indicate other developments in the area of the subject property.

Mr. Norman expressed he is pleased with the existing development, due to the lighting standards and requirement that the buildings have the same finish material on the backside as on the front side, sign restriction, that automobiles for sale be displayed in pods and with restricted numbers on the frontage, all of which is unique to this location, but has become standard for the new types of dealership.

Mr. Norman stated the apartments to north were developed at a density of 35-to-36 dwelling units per acre. He feels the apartments have been well-maintained. Since the construction of the apartments, single-family homes have been developed and sold, occupied and well-maintained, and there is a very attractive neighborhood to the east. The parking area for the easternmost apartment is approximately three feet from the fence. He stated he would address this issue later in this discussion.

Mr. Norman stated 93rd Street is a collector street with a 60-foot right-of-way. It has 36 feet of paving, presently parking is permitted on the north side, and there are two lanes for travel. The other residential streets in the neighborhood access or egress to the east out to 91st Street.

Mr. Norman informed the Commission there is an approximately 45-foot elevation change from the back line of the subject property down to Memorial Drive. He feels this is very significant when dealing with the land use relationships on the properties. He estimated that even the first buildings in the apartment project will be at least three feet lower and perhaps more than the back elevation at the back lot line. To accomplish a

transition between Area A, the automobile area, and Area B, the multifamily area, will require a sharply tapered and stabilized slope or a retaining wall so that the service building to be constructed in the front eight acres can have a level floor and not have step-downs within the service area doors or driveways.

Mr. Norman reminded the Commission that on the north side there are apartment buildings and apartment parking lots, as indicated in the photographs, where as under the old standards the parking areas themselves were permitted to be located at the property line, with no setbacks.

Mr. Norman noted that the illustration he presented is a part of the PUD and is conceptual and presented to illustrate how the property could be developed under the standards as proposed. He emphasized there is currently no specific apartment project being proposed and Mr. Hardesty will not be developing on that particular portion of the property. However, it is for sale and there are several interested parties. He noted that before any apartment project can be constructed, a specific and detailed site plan must be presented with all the details of the project.

Mr. Norman stated the dealership building is undergoing revisions due to each automobile manufacturer having different requirements when there are multiple dealerships in the same location. One of these is Mercedes, which will require some separation of its showroom from the other dealerships' showrooms. He stated the development of access points on Memorial are still be worked out. He indicated on the map the location of the main access point and will address the second access point later in his presentation.

Mr. Norman stated that staff has given its recommendation for general approval; however, in a project of this size, there are a large number of specific details that are covered in the text of the PUD and the corridor site plan, and he expressed concerns and disagreements with staff in respect to those. After receiving the written recommendation from staff, he has met on several occasions with Mr. Stump and Mr. Gardner to discuss the recommendation. Consequently, there have been additional modifications of staff recommendation which modified the proposal in respect to the dealership property.

Mr. Norman presented the modifications to staff's recommendation for Development Area A. With respect to the outdoor advertising, Mr. Norman requested the proposal be modified to permit a business sign not exceeding 500 square feet in display surface area, not exceeding 40 feet in height from the grade, oriented to the expressway and located 200 feet or more from the residential development in Area B.

Mr. Norman presented the following modifications to East 93rd Street: Permit no more than 25 vehicles to be displayed for sale in display pods within the west 375 feet of the East 93rd Street frontage; a landscaped strip a minimum of ten feet in width shall be provided along the East 93rd Street frontage, provided vehicle display pods may be located five feet from the north right-of-way line; a landscaped strip a minimum of ten feet in width shall be provided along the remainder of the East 93rd Street frontage (excluding the west 375 feet thereof), provided no wrecked or dismantled vehicles may

be parked north of the dealership buildings; and permit two points of access onto South Memorial Drive and points of access to East 93rd Street to be determined by the replat of the property and detail site plan review.

In regard to signage, Mr. Norman requested modification of ground signs to permit one ground sign for each new car dealership, not to exceed three signs on the South Memorial Drive frontage not to exceed 400 square feet of total display surface area and 25 feet in height with no single sign to exceed 160 square feet of display surface area. Also, he recommended allowing modification of wall signs to permit wall signs on the west-, south- and north-facing building walls, provided no more than three wall signs not exceeding 32 square feet of display surface area each shall be permitted on north-facing walls.

Mr. Norman requested modification of light standards to delete the restriction on lighting standards within the north 50 feet of the east 250 feet of Area A.

Mr. Norman presented the modifications to staff's recommendation for Development Area B. First he requested modifications to lighting requirement to permit light standards not exceeding 12 feet in height with hooded lights more than 25 feet from the east boundary, directed downward and away from the residential area to the east and permit light standards not exceeding 25 feet in height more than 120 feet from the east boundary.

In regard to landscape buffer, Mr. Norman requested the phrase "designed to reduce the noise generated by the apartment complex" be deleted. Also, in regard to access, he requested deletion of the recommendation and asked that it be reserved for detail site plan review.

Mr. Norman stated he disagrees with the development standards with respect to Development Area B in regard to density and building orientation. He feels with the requirement for 400 additional square feet of site area for two or more bedroom dwelling units, the density of the remaining multifamily area will be reduced low than the complex located across the street. This would result in a reduction of five units per acre. He feels with the additional landscaping, further setback, slope of this particular site and the precedent across the street, the 400 additional square feet of site area is unnecessary reduction in a corridor district where higher intensity where originally approved and encouraged.

Mr. Norman stated, in regard to building orientation, staff is requiring that apartment buildings within the east 250 feet of Area B shall be oriented so that windows and entrances to the apartments face north or south. He stated the applicant proposed a minimum building setback of 90 feet from the east boundary and feels the building orientation should be flexible and subject to detail site plan review. He requested the deletion of the building orientation specification or reduction of the minimum building setback from the east boundary to 25 feet, as parking areas for east-west oriented buildings would be between the buildings rather than between a building and the east boundary of Area B.

Interested Parties Comments:

Ronald Pingilley, 9312 South 85th East Avenue, 74133, stated there are six interested parties signed up to speak on this item and he will be the representative. He requested additional time to present their opposition. Those signed up, in addition to Mr. Pingilley, are Rhonda Pingilley, Candace Chonka, Khal Jaafari, Matt Vangham, and Mary Brice.

Mr. Pingilley stated the Commission should have received several letters of opposition from interested parties. He also presented additional letters at the time of the public hearing.

The following persons submitted letters of opposition to the proposed development:

Khal Jaafari, 9319 South 85th East Avenue, 74133

Kay Morton, 8803 East 95th Street, 74133

Troy and Karla Boaz, 9332 South 85th East Avenue, 74133

Jacquelyn K. Pizarro, 8512 East 95th Street South, 74133

Troy Audruey, 9415 South 87th East Avenue, 74133

Robert and Sheila South, 9316 South 85th East Avenue, 74133

Carol L. dE'Shaffon, 8502 East 95th Street South, 74133

Kenny Killingsworth, 8714 East 93rd Street South, 74133

Larna Goley, 9260 South 85th East Avenue, 74133

Kristi Hicks, 8421 East 93rd Street, 74133

S. L Lamborn, D.C. and B. K. Smith, 8517 East 94th, 74133

Mark Bradway, 8505 East 94th Street South, 74133

Joe Jones, 8518 East 94th, 74133

Del and Karen Irby, 8510 East 93rd Street South, 74133

Martha Tichenor, 9255 South 96th East Avenue, 74133

John A. Tichenor, 9255 South 86th East Avenue, 74133

Mark Bith, 9243 South 86th East Avenue, 74133

Patricia Armstrong, 8502 East 92nd Place, 74133

Candace Chonka, 8514 East 93rd Street, 74133

Betty Heller, 9242 South 86th East Avenue, 74133

Mary A. Ingram, 9247 South 96th East Avenue, 74133

John and Renee Morgan, 9263 South 86th East Avenue, 74133

Mrs. Ray McMauner, 9240 South 85th East Avenue, 74133

James E. Puckett, 9244 South 85th East Avenue, 74133

Lee and Estelle Barnette, 9262 South 86th East Avenue, 74133

Ercil L. and Maxine S. Barton, 9246 South 86th East Avenue, 74133

Edie and Mary Stebbins, 9411 South 87th East Avenue, 74133

Adriana F. Gonzalez, 9320 South 85th East Avenue, 74133

Jim Jordan, 9327 South 85th East Avenue, 74133

Marjorie R. Lang, 9331 South 85th East Avenue, 74133

Max Marquies, 9324 South 85th East Avenue, 74133

Louise C. Black, 8825 East 93rd Street South, 74133

Jon R. Ishmael, 8710 East 93rd Street, 74133

Candace Culhane, 8706 East 93rd Street South, 74133

Shawn Fitel, 9321 South 87th East Avenue, 74133

Erica Andres, 9415 South 87th East Avenue, 74133
Kimber Nutter, 9403 South 87th East Avenue, 74133
Linda Brown, 9407 South 87th East Avenue, 74133
Timothy Siswanto, 9419 South 87th East Avenue, 74133
Conny Scallan, 8515 East 95th Street South
Raymond L. Poston, 9307 South 85th East Avenue
Jeff Marsh, 9418 South 87th East Avenue, 74133
Rachel Hillard, 8612 East 93rd, 74133
Jenny W. Wilson, 9303 South 85th East Avenue, 74133
Ann E. and Larry W. Iverson, 9315 South 85th East Avenue, 74133

Mr. Pingilley presented photographs of Sunchase I in regard to disrepair of the structure itself, garbage bins being overflowed continually, and the parking lot being used as a salvage yard for cars with expired tags. Having more apartments in the area is not favored by the neighborhood.

Mr. Pingilley presented an outline from the neighborhoods expressing their concerns with PUD-557. He presented concerns regarding area traffic. The concerns expressed included that increased traffic will make a bad situation worse. He stated many accidents occur along East 93rd South by Sunchase Apartments due to traffic volume and obstructed visibility. Apartment residents speed through neighborhood to use 91st Street. He feels 93rd Street needs to be closed off between Sunchase and Oak Leaf per the original development design. He stated the street was connected only for construction access, and since all lots are now fully developed, the street should be closed.

Mr. Pingilley then addressed the concerns regarding car dealerships. He feels access to East 93rd South would greatly increase traffic. Also, the location of entrances would bring heavy trucks onto 93rd Street causing damage to the pavement. He feels increased on-street parking from browsers would further reduce visibility and obstruct traffic. A brick fence along 93rd Street would discourage illegal parking, protect the dealership property and add value and beauty to the area. An access road along the south edge of the dealership would allow Sunday browsers ample parking.

Other concerns expressed by Mr. Pingilley were that the 30-foot light towers would spill light over into and onto Oak Leaf subdivision. He feels shorter, 20-foot towers would provide ample lighting without disturbing the neighborhood. He feels elevated display pads and multiple signs are contrary to style and appearance of area dealerships and would detract from the appearance of the neighborhood. He stated these pads would also obstruct visibility along Memorial, and looking south from the 93rd Street intersection, would endanger motorists.

Mr. Pingilley noted that noise from public announcement (PA) system would disturb area residents well into the evening hours. He stated the PA system should not be audible from the property line of Oak Leaf II. He suggested a beeper or hand-held radio system would allow communication while eliminating the nuisance to the neighborhood.

Mr. Pingilley stated multiple ground signs with 25-foot heights are contrary to the style of existing area dealerships. He feels this would clutter the Memorial frontage, detract from area's appearance, and further obstruct visibility. He stated the monument signs, as described in the proposal, set back from the road at least 15 feet, would allow advertisement without obstruction. He also feels that buildings constructed on the dealership property should be required to have pitched roofs, staying within the 35-foot height stated in the proposal. This would be consistent with the style and construction of structures in the area.

Mr. Pingilley presented concerns regarding the proposed apartments on Lot 2. He stated existing apartments in the area, Sunchase I, are a substantial detriment to the neighborhood. He stated the complex is not well maintained; the parking lots are being used for auto repair or salvage yards; area crimes have ties to the complex; Sunchase residents use East 93rd South for egress, many exceeding the speed limit at all hours of the day and placing Oak Leaf residents and their children at risk; and residents of the apartment complex engage in drinking "parties" in the park lot and adjacent field, with broken bottles and empty cans littered all around.

Mr. Pingilley stated existing apartments are not filled to capacity and many other complexes already exist in the area, with more currently being constructed to the north. He feels three-story apartments would be contrary to the existing style and appearance of neighborhood. Also, adding apartments adjacent to existing housing would severely diminish property values of the entire subdivision. The three-story apartments would dramatically reduce privacy and he requested that no buildings adjacent to the Oak Leaf property line be built facing to the existing homes and requirements should be made specifying end-on construction with no balconies or windows to the east.

Mr. Pingilley feels a single access to the complex is a safety and traffic factor. He feels a service drive on the south side of the block with access to Memorial is needed. He pointed out the Lincoln On Memorial Apartments were constructed with 1000 square feet of livability space for each unit, with 200 foot setback from adjacent neighborhood. He feels these same restrictions should be placed on any future development of Lot 2.

Applicant's Rebuttal:

Mr. Norman stated he has no objections to the closing of 93rd Street. He stated the street is of no value to either of the uses proposed. However, he pointed out the difficulty in obtaining approval of a street closing.

In regard to lights, Mr. Norman stated he is not sure the height of the lights in the Fred Jones area, but the bronze, square-hooded lights are meaningful standards. He reminded the Commission that where the lights are to be located, there is already a 20-foot drop before the screening fence and he feels the lights in the dealership area will not be visible from the neighborhood, especially when the any apartments are constructed. The construction of apartments will also block the view of signage. He stated the apartment site is approximately 600 feet east and west.

Mr. Norman stated the PA system has not been addressed before; however, he feels a design could be implemented to limit the sound to not more than 100 feet off the boundary of the site. He stated wind is a factor, but he feels the distance to the single-family homes is sufficient to avoid audio transmission into the neighborhood.

In regard to signage, Mr. Norman feels monument signs are more visible and tend to obstruct the view. He stated a precedent for signage has been established on the west side of Memorial. He feels these signs will not be visible from the single-family area.

Mr. Norman expressed he would not like to see a precedent established in regard to building orientation. He reminded the Commission that there are several two-story homes that will face into the apartment area and questioned why residents of the two-story homes are allowed to look into the apartments, but the apartment residents are not allowed to look into the two-story homes. He feels for privacy purposes, people should have window shades or curtains.

Mr. Norman stated the Lincoln On Memorial Apartment project was a completely different design in that it was designed for an up-scale project. He feels the current market and the developer decides as to what size units, the number of units and the location of the units. He reminded the Commission the intention of corridor districts to allow higher intensity. He commented the corridor district and the approved PUD was on record and this information was available to the owners of the single-family homes prior to purchasing their property.

In closing, Mr. Norman stated the 1,000 SF livability space is unprecedented, but the proposed development is 50 percent more than what is required in the RM-2 zoning district. He requested the proposal be approved with the modifications to the staff recommendation as submitted and with the statement that his client would support the neighborhood in any effort to close the street.

TMAPC Comments:

Mr. Boyle asked Mr. Norman to comment that the raised display areas have not set a precedent in the area and that other automobile dealerships are much less intensively developed. Mr. Norman replied these are the exact standards copied from the Fred Jones and Toyota standards, which were originally established for Joe Marina. Therefore the limitations on parking are exactly the same and somewhat more severe since there is no display permitted in the eastern part of the 93rd Street frontage. In regard to raised display areas, Mr. Norman stated that pods are intended to extend beyond the normal parking lot line to reduce the number of vehicles for sale.

Mr. Boyle asked Mr. Norman to comment on the number of signs requested. Mr. Norman replied the automobile manufacturer requires separate signage, and a precedent has already been established at the dealership across the street. Mr. Norman stated due to the design and shape, the signage would be less obtrusive than the typical signage in a commercial development.

Mr. Boyle stated he has some reservations about the signs. He feels with the ability to install 500 square feet of signage along the expressway, plus three more signs along Memorial for a total of 400 more square feet of signage, this is a fairly extensive expansion of signs in this particular part of town. Mr. Norman replied the PUD from the expressway, south to 91st Street has as a standard one ground sign for each lot and the minimum lot size is 150 feet. Mr. Norman feels this is a modest request.

Mr. Stump stated that when the Joe Marina complex was originally constructed, it was permitted a ground sign for each auto dealership. He believed there were five or six auto dealerships at that time. Mr. Doherty asked whether the signs totals 900 square feet. Mr. Stump replied he was not sure of the square footage, but the signs were reasonably large monument signs that coordinated with each other.

Mr. Boyle stated there have been complaints made and no answer provided in regard to the 93rd Street and the traffic problems. He stated this is the primary access from Memorial and a significant amount of traffic will be added by this development. He feels the closing of 93rd Street is not logical due to leaving only one point of access on this side of the subdivision. Mr. Norman stated this street was required by the Planning Commission to be a collector street for this purpose and was constructed accordingly. This is a standard street and the same size streets exist entering the neighborhood south of the expressway. If there becomes any problem on 93rd Street with the existing three lanes, the parking can be omitted on both sides to allow for a left-turn, outbound lane to avoid backups. Mr. Norman feels these modifications can be implemented to avoid future traffic problems. He feels the automobile dealership will generate fewer trips per day than typical commercial use and probably less than an apartment complex.

Mr. Doherty expressed several concerns. First, if there is to be a body shop located on the site, there would be a possibility of having wrecked vehicles on the site and asked whether Mr. Norman would have any problems with a requirement that all wrecked vehicles be screened from view outside the boundaries of the tract. Mr. Norman replied in the negative and commented that sometimes a wrecked vehicle may be brought to the dealership awaiting an adjustment, but normally these dealerships have their body shops located elsewhere.

Mr. Doherty asked whether the proposed development will have raised or elevated cars for display. Mr. Norman replied there would not be any displayed cars raised or elevated at street level. However, there will be displayed cars raised or elevated in front of the new building under canopies. Mr. Norman stated he does object to a prohibition against elevated pods at the street level. Mr. Doherty stated the dealership wants elevated pods in the interior of the lot and asked Mr. Norman how far into the interior. Mr. Norman replied around the building and adjacent to the showroom. Mr. Doherty stated a condition could be added to the motion to state that interior, elevated pods will be addressed during the site plan review and may be amended by a minor amendment.

Mr. Doherty asked whether there is a need for an external PA system. Mr. Norman replied his client expressed the need of an external PA system, but suggested a 6:00 p.m. limit.

Mr. Doherty asked staff to clarify their recommendation on density. Mr. Stump replied staff feels, under the new standards that have been adopted, that more land area should be allocated to the units with more than one bedrooms. He stated staff is in agreement with the base density for a one-bedroom unit remaining the same, but as the units increase to two- or three-bedrooms, additional land area should be devoted to those. Mr. Norman commented that the new standards for a PUD development were reduced and a non-PUD development was left the same, and this would require the property be developed under standards of a non-PUD development.

Mr. Doherty asked whether staff's recommendation is at the same density without a PUD or if the densities are being increased with a PUD. Mr. Stump replied the density would be the same as in the new RM-2 district. Mr. Stump stated that since this is proposed to get the most intensity out of a piece of property, which will be marketed to an unknown person, staff is not sure what type of development will actually be constructed. Therefore a specific design standard is not available.

Mr. Doherty asked Mr. Linker whether a condition could be placed on the motion to provide a minor amendment to increase the density at the time of site plan review. Mr. Norman stated a condition to that regard would be appropriate since a specific apartment complex is not proposed at this time.

Mr. Midget asked whether or not the minor amendment on the density would be reviewed by the Planning Commission. Mr. Doherty stated that without a design if the density is approved as recommended by staff with a condition that the density may be changed by minor amendment at the time of site plan review when a specific project is presented.

Chairman Carnes stated the building orientation could be approved as recommended by staff with the condition that it may be changed by minor amendment at the time of site plan review when a specific project is presented.

Mr. Doherty stated concerns have been expressed with windows facing single-family dwellings, and since there is not a specific project and we do not know the building orientation at this time, he feels these items should be approved as recommended by staff with the condition that they may be changed by minor amendment.

Mr. Midget questioned how screening would be addressed. Mr. Doherty replied it would be addressed during site plan review.

Mr. Boyle stated the building orientation, screening and windows location would all be addressed during site plan review and that the agreed-upon sections of Mr. Norman's proposal are being approved, and staff's recommendation for density are being approved with the condition that the density may be changed by minor amendment at the time of site plan review. Mr. Doherty replied in the affirmative.

Mr. Boyle feels the motion gives as much protection as possible under the circumstances.

Mr. Stump recommended the conditions imposed by staff be approved with the caveat that the conditions may be amended or revised at the site plan approval. This will be a guide for the developer when the project is planned.

Mr. Westervelt mentioned that the Commission recently adopted new standards for multifamily and with this new application we are imposing new controls that are more restrictive. He feels the new standards should be utilized. Mr. Doherty stated Mr. Stump is suggesting is a difference of procedure and not one of substance. Mr. Westervelt replied he does not perceive it that way.

Mr. Midget asked how, five years from now, the developer would be aware of the conditions imposed. Mr. Stump replied it is typically written into the motion, for example, "the orientation of the building within the east so many feet and the windows should be orientated north and south unless another configuration is approved by Planning Commission at the time of site plan approval."

Ms. Pace stated this is a PUD and very conditional and specific to each project. She stated she sees no problem in making a notation in the motion.

Mr. Doherty feels there needs to be something in the records in regard to the intent of the Commission in not deciding the question of the orientation of the building and final density until a real project and site plan is presented for review and consideration.

Ms. Pace stated since the neighborhood and the dealership agreed to look into the possibility of closing 93rd Street it is something to pursue at the City Council level. She feels the closing would assist in the traffic concerns expressed and the three exits on the street to the north give more access than a gated community.

Mr. Doherty stated he is opposed to the street closing due to an increase of traffic for the residents to the north and other things. Mr. Westervelt stated this is outside the Commission duties and should be addressed at the City Council level; however, he stated he is also opposed to the street closing.

TMAPC Action; 11 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of PUD-557/Z-5620-SP-9, subject to the conditions as recommended by staff and modified at the Public Hearing, and noting that density is approved as recommended by staff, providing that the density may be increased to the applicant's requested density at the time of site plan review by minor amendment, that external PA systems be prohibited after 6:30 p.m. and that raised display of vehicles be identified in the site plan and may be further modified by site plan amendment.

Legal Description for PUD-557 and Z-5620-SP-9:

Lot 1, Block 2, Sunchase, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and Lot 2, Block 2, Sunchase, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, less and except a part of said Lot 2, Block 2, Sunchase, more particularly described as follows, beginning at the southwest corner of said Lot 2, thence Northerly along the West line of Lot 2 a distance of 146.72'; thence S 46°06'19" E a distance of 141.17'; thence S 80°09'29" E a distance of 73.04'; thence S 00°21'49" W a distance of 20.28'; thence S 80°09'29" E a distance of 1,025.65' to a point on the East line of said Lot 2, Block 2; thence South along said East line a distance of 27.19' to the Southeast corner of said Lot 2, Block 2; thence Westerly along the South line of said Lot 2 a distance of 138.26'; thence Northwesterly along said South line a distance of 1,059.25' to the Point of Beginning and located on the southeast corner of East 93rd Street South and South Memorial Drive, Tulsa, Oklahoma, Tulsa, Oklahoma.

Application No.: PUD-405/Z-5722-SP-8

CO to PUD

Applicant: Charles E. Norman

(PD-18) (CD-8)

Location: South and west of 93rd Street and South Memorial Drive

Staff Recommendation:

The applicant is proposing to add commercial uses to portions of Lot 2, Block 4 of 9100 memorial Addition. These areas are currently only permitted office uses with a maximum total building floor area of 372,800 SF and a maximum height of ten stories.

The areas proposed for change includes two tracts (Tracts D1 and A) that front on Memorial Drive located between two previously-approved tire stores. These two tracts are proposed to have Use Units 12, 13, 14 and automobile tire and wheel stores and suspension and muffler repair uses added to the exist Use Unit 11 uses which are permitted. Because of development allowed to the north and south, staff can support this portion of the request if the floor area ratio for such development is limited to 0.5.

The remainder of the area (Tract B) proposed for commercial uses fronts 93rd Street South and is bordered on the west and south by a stormwater detention area, some of which is heavily wooded; to the northwest are vacant lots in PUD-405-G planned for office uses; and to the north by vacant land in PUD-405-G approved for auto-related uses. Because of the buffering provided by the detention area and future office development areas to the west and northwest, staff can support most of the new uses proposed for "Tract B" with the exception of Outdoor Advertising.

The tract has no arterial or expressway frontage; therefore, there is not sufficient display surface area allowed for an outdoor advertising sign. In addition, an outdoor advertising sign has already been approved for Lot 3, Block 4 which is too close to the subject tract to permit another outdoor advertising sign.

Staff finds the uses and intensities of development as modified to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-405-G/Z-5722-SP-8 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-405G/Z-5722-SP-8 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

TRACTS D1 AND A

Land Area (Net): 113,065 SF

Permitted Uses:

Use Units 11, 12, 13 and 14 and automobile tire and wheel stores and suspension and muffler repair and uses customarily accessory to permitted uses.

Maximum Land Coverage: 30%

Maximum Floor Area Ratio: 0.5

Minimum Lot Frontage on
South Memorial Drive: 140 FT

Maximum Building Height: 35 FT

Minimum Building Setbacks:

From South Memorial Drive right-of-way 70 FT
From other boundaries 10 FT

Off-Street Parking:

As required by the applicable use unit of the Tulsa Zoning Code.

Access to Corridor Collector

Both lots A and D1 shall provide a mutual access way near the west boundaries so that their customers as well as patrons of Lot 3, Block 4 and Tract D-2 can access 93rd Street or any of the lots south of 93rd Street without entering Memorial Drive.

Minimum Landscaped Open Space:		
Use Unit 11 uses		15%
All other uses	10%	

Signage:

Wall Signs: As permitted by Section 1103.B.2 of the Tulsa Zoning Code.

Ground Signs: One ground sign per lot with a maximum display surface area of 160 square feet and a maximum height of 25 feet.

Tract B

Land Area (Net):	193,117 SF
------------------	------------

Permitted Uses:
 Use Units 11, 12, 13, 14, 16, 19 and automobile and light truck sales, new and used, service and repair, as permitted in Use Unit 17, Automotive and Allied Activities, and uses customarily accessory to the permitted uses.

Maximum Land Coverage:	30%
------------------------	-----

Maximum Floor Area Ratio:	
Use Unit 11	1.0
Other Uses	0.5

Minimum Lot Frontage on South Memorial Drive:	140 FT
---	--------

Maximum Building Height:	
Use Unit 11 uses	5 Stories
Other uses	35 FT

Minimum Building Setbacks:	
From the centerline of East 93 rd St. South	100 FT
From other boundaries	10 FT

Minimum Lot Frontage	100 FT
----------------------	--------

Off-Street Parking:
 As required by the applicable use unit of the Tulsa Zoning Code.

Minimum Landscaped Open Space:	
Use Unit 11 uses	15%
All other uses	10%

Signage:

Wall Signs: As permitted by Section 1103.B.2 of the Tulsa Zoning Code.

Ground Signs: One ground sign per lot with a maximum display surface area of 32 square feet and a maximum height of 20 feet.

Additional Development Standards for Tracts A, D1 and B Related to Automobile and Light Tract Sales, Service and Repair:

1. The maximum number of vehicles to be displayed for sale on the East 93rd Street South frontage shall be one vehicle for each 15 feet of street frontage.
 2. Internal automobile service and work areas shall not be visible from South Memorial Drive or 92nd Street South.
 3. Automotive body work, repairs and painting, shall be permitted only within the principal service building.
 4. All building exteriors shall be concrete, masonry or drivet.
 5. No trucks larger than one ton capacity or equivalent shall be displayed or offered for sale.
 6. The use of banners and streamers shall not be permitted.
3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requires parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 35 feet.
8. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas [serving a development area] have been installed in accordance with the approved plans prior to issuance of an occupancy permit.

9. No Building Permit shall be issued until the requirements of Section 1170F of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.

10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments:

Mr. Norman stated he was in agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to recommend **APPROVAL** of PUD-405G/Z-5722-SP-8, subject to the conditions as recommended by staff.

Legal Description for PUD-405G/Z-5722-SP-8:

A tract of land that is part of Lot 2, Block 4, 9100 Memorial, a Subdivision of Part of the NE/4, Section 23, T-18-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point that is the Southeast corner of said Lot 2, thence due West along a Southerly line of Lot 2 for 335.16'; thence S 75°44'59" W along a Southerly line of Lot 2 for 46.62'; thence due North for 161.48'; thence due East for 380.30' to a point on the Easterly line of said Lot 2; thence S 00°01'14" E along said Easterly line for 150.00' to the Point of Beginning of said tract of land; and a tract of land that is part of Lot 2, Block 4, 9100 Memorial, a Subdivision of part of the NE/4 of Sec 23, T-18-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: starting at the Southeast corner of said Lot 2; thence due West along a Southerly line of Lot 2 for 335.16'; thence S 75°44'59" W continuing along a Southerly line of Lot 2 for 46.62' to the point of beginning of said tract of land; thence continuing S 75°44'59" W and along said Southerly line for 170.97'; thence N 68°11'55" W along a Southerly line of Lot 2 for 236.73'; thence N 18°33'51" W along a Westerly line of Lot 2 for 75.00'; thence N 04°34'26" E along a Westerly line of Lot 2 for 245.40'; thence N 30°22'30" W along a Westerly line of Lot 2 for 11.30'; thence N 41°26'46" E for 251.85' to a point on a Northerly line of Lot 2, thence S 42°10'27" E for 0.00' to a point of curve; thence Southeasterly and Easterly along a Northerly line of Lot 2 and along a curve to the left with a central angle of 40°58'29" and a radius of 320.00' for 228.85' to a point of compound curve; thence continuing Easterly along a Northerly line of Lot 2 and along a curve to the left with a central angle of 01°34'18" and a radius of 1,094.00' for 30.01'; thence due South for 454.04' to the point of beginning of said tract of land; and a tract of land that is part of Lot 2, Block 4, 9100 Memorial, an Addition to the City of Tulsa,

Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit: starting at the most Easterly Southeast corner of said Lot 2; thence N 00°01'14" W along the Easterly line of said Lot 2 for 150.00' to the point of beginning; thence due West for 380.30'; thence due North for 146.60'; thence due East for 380.25' to a point on the East line of Lot 2; thence S 00°01'14" E along said Easterly line for 146.60' to the point of beginning and located south and west of the southwest corner of East 93rd Street South and South Memorial Drive, Tulsa, Oklahoma.

ZONING PUBLIC HEARING:

Application No.: Z-6592

Applicant: Scott Pryor

Location: 2208 North Sheridan

RM-2 TO CH/IL

(PD-16) (CD-3)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the east 190' of the subject tract as Medium Intensity - No Specific Land Use and the remaining property to the west is designated as Medium Intensity Residential.

According to the Zoning Matrix the requested IL zoning **may be found** in accordance with the Plan Map on the east 190' but **is not** in accordance with the Plan Map on the western portion. The requested CH zoning **is not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 2.49 acres in size and located north of the northwest corner of East Virgin Street and North Sheridan Road. The property is flat, non-wooded, contains two office/industrial buildings on that portion fronting North Sheridan, is vacant on the west and is zoned CH on the east 190' and RM-2 on the remainder.

Surrounding Area Analysis: The subject tract is abutted on the north and south by commercial businesses, zoned CH; to the east by vacant land, zoned IL; to the west by two public schools, zoned RS-3; there are apartments to the northwest and southwest, zoned RM-2.

Zoning and BOA Historical Summary: There has been no zoning activity in the immediate area for several years.

Conclusion: Staff can support extension of the existing CH zoning to the west only to include all of the depth of the existing lots fronting on Sheridan Road. Staff does not believe that either CH or IL zoning is appropriate for the land that fronts on Norwood Avenue. This is directly across from a school, has residential to the north and south on Norwood Avenue, and is contrary to the Comprehensive Plan. Therefore, staff recommends **APPROVAL** of CH zoning to a distance of 260' west of the centerline of Sheridan Road and **DENIAL** of the remainder.

Applicant's Comments:

Mr. Pryor stated he was in agreement with staff's recommendation.

There were no interested parties wishing to speak.

Mr. Doherty commented the Comprehensive Plan for this area shows residential development to the west. He stated this area is in transition. He feels when the airport noise study is completed and the plan for the entire area is amended, this area should also be amended to show the actual development in the area.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to recommend **APPROVAL** of CH zoning to a distance of 260' west of the centerline of Sheridan Road and **DENIAL** of the remainder for Z-6592 as recommended by staff.

Legal Description for Z-6592:

Tract I: W 225', E 260', S 100', N 165.89'; N/2, SE/4, SE/4, NE/4; and Tract II: A portion of the SE/4, NE/4, beginning at the Southeast corner of the N/2, SE/4, SE/4, NE/4; thence N 164.11', W 260'; S 164.11'; E 260', to the beginning less the East 35' thereof for street; and Tract III: The W 222.5' of the East 470' of the North 65.89' of the N/2, SE/4, SE/4, NE/4, and the S 105' of the S/2, NE/4, SE/4, NE/4 less the West 190' thereof; and the N 65.89' of the East 247.5' of the N/2, SE/4, SE/4, NE/4, all in Section 27, T-20-N, R-13-E of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof, and located at 2208 North Sheridan Road, Tulsa, Oklahoma.

Application No.: PUD-560

AG to IL/PUD

Applicant: David Brown

(PD-17) (CD-6)

Location: West of southwest corner East Admiral Place and South 161st East Avenue

Chairman Carnes stated a request for continuance to May 7, 1997 has been received.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **CONTINUE** Zoning Public Hearing for PUD-560 to May 7, 1997.

Application No.: CZ-235

Applicant: Stanley Allen

Location: Southeast corner East 191st Street South and South Memorial Drive

Presented to TMAPC: Stanley Allen

AG to CH
(PD-20) (County)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The Development Guidelines, a part of the Comprehensive Plan for the Tulsa Metropolitan Area provide for evaluation of the existing conditions, land uses, existing zoning, and site characteristics for the goals and objectives of areas that have not been specifically defined for redevelopment, and based on these conditions, the subject tract would be characterized as Low Intensity Rural Residential. The requested CH zoning would not be in conformance with the Comprehensive Plan.

Staff Comments:

Site Analysis: The subject project is approximately five acres in size and is located on the southeast corner of East 191st Street South and South Memorial Drive. It is flat, non-wooded, vacant, and is zoned AG in the County.

Surrounding Area Analysis: The subject tract is abutted on the north, east and south by vacant property zoned AG; to the west by single-family dwelling, zoned AG; and to the northwest by vacant land, zoned AG within the Bixby City limits.

Zoning and BOA Historical Summary: There has been no zoning action in this area.

Conclusion: Based on the Comprehensive Plan and the existing development, staff recommends **DENIAL** of CH zoning or any lesser commercial zoning.

Staff Comments:

Mr. Stump presented a letter and photographs that were received from Lloyd W. and Jean K. Abbott, 8098 East 191st South, Bixby, 74008 prior to the meeting.

Applicant's Comments:

Stanley Allen, 19800 Memorial Drive, stated he may have approached the request in the wrong way. He explained he is trying move an existing saddle shop from the center of the ranch, where he is out of room, to the corner lot at 191st Street. He believes the zoning he requested is for high intensity and that is not what he really needs. He stated he needs appropriate zoning to sell saddles and horse trailers, tractors and an occasional truck.

There were no interested parties wishing to speak.

TMAPC Comments:

Chairman Carnes asked if CS zoning would satisfy his needs. Mr. Doherty replied the applicant really needs a principal use variance since this property is located in the county where principal use variances can be granted. Mr. Stump informed the Commission that CG zoning would be required to allow the sale of the items listed by the applicant.

Mr. Doherty asked whether the applicant can apply for a variance, using the same fees and processing time and review to reduce additional cost. Mr. Stump replied in the affirmative if the Commission recommends the fees be applied to a use variance application. In regard to processing time, it will be another few weeks or so.

Mr. Doherty asked Mr. Allen if a delay of a few weeks would hamper his plans. Mr. Allen replied he left himself extra time.

Mr. Doherty stated he concurs with staff's recommendation; however, because of what Mr. Allen wants to do, its proximity to the Allen Ranch and the nature of south Tulsa County development, he would suggest Mr. Allen apply for a use variance.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to recommend **DENIAL** of CZ-235 as recommended by staff and recommend applying the fees already paid to a principal use variance application to the County Board of Adjustment.

Legal Description for CZ-235:

West 330' of the North 660' of the Northwest Quarter, Section 12, To1-6-N, R-13-E , of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof, on the southeast corner of East 191st Street South and South Memorial Drive, Bixby, Oklahoma.

Application No.: PUD-559/Z-5888-SP-1

CO to CO/PUD

Applicant: Charles E. Norman

(PD-18) (CD-8)

Location: North and east of East 91st Street and South Mingo Road

Presented to TMAPC: Charles E. Norman

(A multi-use Planned Unit Development and Corridor Site Plan for apartments, offices, hospitals, nursing home, residential treatment center, helipad, retirement center, scientific research and development and other uses.)

Staff Recommendation:

Planned Unit Development 559/Corridor Site Plan Z-5888-SP-1 encompasses 111.34 gross acres north and east of the northeast corner of 91st Street south and Mingo Road. It extends from Mingo Road on the west to the Mingo Valley Expressway on the east, and from 91st Street on the south to Tulsa Community College and South Towne Square subdivision on the north. Not included in the application is a vacant tract of approximately 35 acres at the northeast corner of 91st Street and Mingo Road. This out-parcel is owned by one of the owners of the proposed PUD and may become part of the development at a later date.

The most immediate development proposed is for a hospital on a portion of the 59 acres in Development Area A. Also proposed in this area are a wide range of uses such as Nursing Home, Residential Treatment Center, Helipad, Elderly Housing, Offices, Community Group Home, Ancillary Retail Sales, Hospital Affiliated Health Club, Scientific Research and Development, and Eating Establishments. The maximum building floor area would be 635,000 SF or less than a 0.25 floor area ratio (FAR). In addition the Elderly Housing would be limited to 500 units. Maximum building height would be 125 feet. Access to Development Area A would be primarily from corridor collector streets connecting to both 91st Street and Mingo Road.

Staff can support the proposal for Development Area A as requested finding it in keeping with surrounding development and the Comprehensive Plan.

Development Area B is exclusively for multifamily dwellings at a net density of almost 36 units per acre with a maximum of 1476 permitted. Development Area C is proposed for either office or multifamily development. The maximum floor area of office is permitted at a 0.45 FAR and the multifamily is allowed up to 234 dwelling units on 6.5 acres or 36 units per acre. The 35 acres at the northeast corner of Mingo Road and 91st Street which is not included in the PUD can be expected to develop at a similar intensity as is proposed within the PUD. That could conceivably be ten acres of commercial at the corner and 25 acres of multifamily dwellings at 36 units per acre wrapping around the commercial.

If all of this development occurred, a quarter of a square mile of land would contain over 3000 multifamily dwelling units, ten acres of commercial and 635,000 SF of hospital and related uses. Staff questions whether Mingo Road and 91st Street can accommodate this much traffic or if this amount of development will overload even the "planned" street system in the area.

Therefore, staff is recommending that only Development Area A (the hospital and related uses) be approved at this time and that action on Development Areas B and C be CONTINUED to May 21, 1997 to allow time for an analysis of the potential traffic impact of these areas on the planned street system.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-559-Tract A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore staff recommends **APPROVAL** of **PUD-559-Tract A**, subject to the following conditions:

TRACT A

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

LAND AREA (Gross):	60.95 Acres	2,655,059 SF
(Net):	59.0 Acres	2,570,040 SF

PERMITTED USES:

Uses permitted in Use Unit 2, Hospital, Nursing Home, Residential Treatment Center, and Helipad only; Use Unit 4, Ambulance Services and Antenna and Supporting Structures only; Use Unit 8, Elderly/Retirement Housing, Life Care Retirement Center and Community Group Homes only; Use Unit 10, Off-Street Parking and Parking Structures; Unit 11, Offices, Studios and Support Services; Use Unit 12, Enclosed Eating Establishments only (exclusive of hospital accessory food services); Use Unit 14, Ancillary Retail Sales (exclusive of hospital accessory retail uses), including Drug Store, Health Food and Medical Equipment and Supplies; Use Unit 19, Hospital Affiliated Health Club, Fitness and Wellness Center only; Use Unit 21, Business Signs only; Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted uses.

MAXIMUM AGGREGATE BUILDING FLOOR AREA:

Use Units 2, 4, 8, 11, 12, 14, 19 and 22 Uses	635,000 SF
Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies)	25,000 SF
Eating Establishments	20,000 SF

MAXIMUM LAND COVERAGE BY BUILDINGS: 30%

MAXIMUM NUMBER OF DWELLING UNITS FOR ELDERLY HOUSING: 500

MAXIMUM BUILDING HEIGHT: 125 FT

MINIMUM BUILDING SETBACKS:

From the north development area boundary	100 FT
From the east (Expressway right-of-way) development area boundary	25 FT
From the centerline of East 91 st Street	150 FT
From the west development area boundary	55 FT
From the internal lot lines and streets	
As established by Detail Site Plan review and approval	

BUSINESS SIGNS:

1. Business signs shall be subject to the general use conditions set forth in Section 1221, Use Unit 21, C and D.
2. The number of ground signs in the Development Area shall not exceed 10.
3. Ground signs shall not exceed 12 feet in height when adjacent to a collector street or private street.
4. Ground signs adjacent to 91st Street shall not exceed an aggregate display surface area of 1 SF for each lineal foot of arterial street frontage nor more than 25' in height.
5. Ground signs within a freeway sign corridor shall:
 - (a) not exceed an aggregate display surface area of 1 square foot for each lineal foot of freeway frontage;
 - (b) not exceed 40 feet in height.

6. Business signs on lots abutting a private street shall not exceed an aggregate display surface area of two-tenths of one square foot for each lineal foot of private street frontage.
7. Wall and canopy signs shall not exceed an aggregate display surface area of 2 square feet for each lineal foot of building wall to which the sign is affixed.

OFF-STREET PARKING:

As required by the applicable Use Units of the Tulsa Zoning Code.

MINIMUM OFF-STREET PARKING SETBACKS:

From the right-of-way of public streets: 10 FT

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 15%

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas.

8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
9. No Building Permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Towers, 74103, stated the staff recommendation is acceptable. He remarked the half section, on either side of the expressway, north of 91st Street, will be extremely significant to the future development of the community in that these are the two largest undeveloped parcels of lands in southeast Tulsa under the ownership of Mr. Hardesty.

Mr. Norman stated the property on the west side of the subject tract has been acquired by Hillcrest/Columbia Organization and Hillcrest Medical Foundation, and on the east side by Saint Frances and W. K. Warren Foundation. He feels since the property is institutionally owned, the opportunity for both tracts to be planned in a way that can truly meet the medical needs, as well as a variety of other needs of the southeastern part of our community.

Mr. Norman stated in accordance with the Corridor District, these properties were subject of a Planned Unit Development that was approved in 1970. However, the PUD was withdrawn with approval of the Planning Commission, and rezoned to the Corridor District in early 1980. During that time, there have been developments of single-family subdivisions within the Corridor District. He feels there will be some transition concerns to deal with in connection with a single-family plat on the north side of the Hardesty property.

Mr. Norman stated again that he has no objections to the continuance to permit time to deal with the transition concerns. However, he is concerned about the use or the planned capacity adequate for the higher intensities contemplated by the Corridor District. This is a Corridor District and allows for higher intensities.

Mr. Norman offered his assistance to staff to resolve the transition concerns.

Mr. Norman stated the Hillcrest/Columbia Organization plans to break ground on the new hospital as early as this process, building permit process and planning process allow. The Hillcrest/Columbia Organization is hoping for a building permit to be issued in the next sixty days.

Interested Parties Comments:

Ed Kaplan, 9913 East 85th Place South, expressed concern with what the effects of a possible 3,000-apartment complex will have on his property. At this point since Development Areas B and C have been tabled, he will defer any further comments until staff has made their decision on the project.

Mr. Kaplan stated he has no objections with the proposed hospital.

The following persons signed up as interested parties but did not speak:

Ree Kaplan, 9913 East 85th Place South
Jerry Gordon, P. O. Box 479, Owasso, 74055

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to recommend **APPROVAL** of PUD-559/Z-5888-SP-1 - Tract A, subject to the conditions as recommended by staff and **CONTINUANCE** of PUD-559/Z-5888-SP-1 - Tracts B and C to May 21, 1997.

Legal Description for PUD-559/Z-5620 - Tract A:

A tract of land that is part of the SW/4 of Section 18, T-18-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma, said tract of and being more particularly described as follows, to-wit: starting at the SW corner of the SW/4 of said Section 18; thence N 88°58'12" E along the Southerly line of Section 18 for 1,136.02'; thence N 01°19'39" W and parallel with the Easterly line of the SW/4 of said Section 18 for 78.33' to the Point of Beginning of said tract of land, said point being on the Northerly right-of-way line of the Mingo Valley Expressway; thence continuing N 01°19'39" W and parallel with the Easterly line of the SW/4 of Section 18 for 2,051.00'; thence N 89°01'17" E and parallel with the Northerly line of the SW/4 of Section 18 for 1,400.00' to a point on the Easterly line of the SW/4 of Section 18, said point also being on the Westerly right-of-way line of the Mingo Valley Expressway; thence along said right-of-way line as follows; S 01°19'39" E" for 809.84'; thence S 15°33'20" W for 699.23'; thence S 30°38'16" W for 312.24'; thence S 30°38'15" W for 296.47'; thence S 83°32'48" W for 316.28'; thence N 01°01'06" E for 31.93'; thence N 07°09'49" E for 3.40'; thence S 88°58'12" W parallel with the Southerly line of the SW/4 of Section 18 for 20.75'; thence S 01°01'48" E for 37.09'; thence S 83°32'48" W for 140.63'; thence S 88°58'12" W for 200.25'; thence S 87°03'39" W for 200.27' to the point of beginning of said tract of land.

OTHER BUSINESS:

PUD-530-1 B. Kenneth Cox

(PD-6) (CD-4)

East 20th Street South and South Lewis Avenue

(Minor Amendment to increase permitted building floor area and clarify permitted uses.)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to increase the maximum floor area allowed in the PUD from 27,500 square feet to 37,200 square feet. The applicant is proposing to eliminate the gymnasium from the approved PUD Development Plan and add an internal floor in this space. The additional floor area will be used for additional children's nursery space and customary accessory office use.

The information submitted with the application indicates that the building footprint will remain the same with no increase in building height. The Conceptual Site Plan submitted as part of the application shows 70 parking spaces. Use Unit 2 (Community Center) and Use Unit 11 (Children's Nursery) require one parking space for each 500 square feet of floor area. The requested increase in floor area would require a total of 75 parking spaces.

Staff can support the requested increase in floor area since there is no increase in the height or bulk of the proposed facility nor a change in the proposed use. Staff, therefore, recommends **APPROVAL** of the Minor Amendment as follows:

1. The PUD Development Plan be amended to indicate a Maximum Building Floor Area of 37,200 square feet.
2. That a Detailed Site Plan be submitted which indicates the provisions of the required 75 parking spaces and meets all other requirements of the PUD-530 Development Plan.

Applicant's Comments:

Ken Cox, 320 South Boston, Suite 400, stated he is the representative for the YWCA. He stated Dixie Refee, YWCA, and Jim Greger, Architect for the project, are present and available for answering any questions the Commission may have.

Mr. Cox stated he concurs with the staff recommendation. He stated the request is for the conversion of the gym into a nursery and accessory office use. The proposed conversion will increase the square footage, however the building, itself, does not change. Also, the parking requirements will increase to 75 parking spaces and this requirement will be met.

Mr. Cox informed the Commission that there has been a meeting with the Yorktown Neighborhood Association to discuss the proposed amendment. He noted the letter received from Martin Steinmetz, President of the Yorktown Neighborhood Association in support of the proposed amendment.

Interested Parties Comments:

Debbie Sawyer, 2227 East 19th Street, 74104, stated her home is located directly across from the YWCA. Basically, she requested clarification on information provided at the meeting with the Yorktown Neighborhood Association.

Ms. Sawyer stated the YWCA has purchased two homes directly behind their facility. She presented pictures of the view she will be seeing. She stated she was told that only one house would be demolished and there would be a play area, for zero to four-year olds, constructed in its place. Then she was told both house would be demolished and constructing a large play area in there place. This would mean a large play area directly across the street from her home. She requested clarification on how many houses are being torn down and if the elevation that was proposed is the single-story.

Ms. Sawyer also requested that the three trees, as shown in the pictures, be allowed to remain to provide a buffer for residents on the north side of 19th Street.

Nell Bradshaw, 1628 South Victor, 74104, stated she was going to divert her time to Nancy Davis.

Nancy Davis, 2232 East 19th Street, 74104, stated she is caught in the middle of the this entire development. She stated there was misunderstanding and misrepresentation at the neighborhood meeting.

Ms. Davis pointed out in the original PUD, that was approved by the Planning Commission, called for any and all play areas to be moved back and away from neighborhood or residential homes. With the houses being demolished and not provide a buffer zoned, Ms. Davis expressed concern about the residents that live closest to the facility in regard to the noise level. She asked the Commission to pay particular attention to the buffers when the site plan is submitted.

Ms. Davis feels this is a substantial change from the original PUD.

Jim Greger, architect of the project, stated he will address some of the comments made by the other interested parties. He stated he was not the original architect for the PUD, but the original PUD included three houses and he indicated the location of the houses on the map. The YWCA owned one of the house, was in the process of buying one of the others with the option to buy the third. The original plan was that all three

houses were to be demolished. He stated there was some confusion at the neighborhood meeting in regard to the houses, however, the original plan, as well as this plan, calls for the removal of all the houses.

Mr. Greger stated, in regard to the trees, the plans for the corner at 19th and Lewis were revised and it was agreed to attempt to save the trees along 19th Street.

In regard to the number of stories, Mr. Greger stated the building was designed in such a way that part of the building is two-story and then reduces to a one-story along 19th Street elevation.

Mr. Greger stated the mass of the play area is located next to Mazzio's. He informed the Commission that a 25-foot strip will be constructed along the east side of the facility. There is a six-foot drop in the elevation between the residential properties and the property of the YWCA. He stated a wall and a six-foot fence will be constructed along the 25-foot strip between the facility and the residents. He stated this strip will be used as a pathway for the smaller children to the play area. The pathway will not be used as a play area of older children. He stated there will not be any type of play ground equipment in this area. However, the younger children will ride tricycles on the pathway.

Mr. Greger informed the Commission the PUD calls for no second story windows to the west. The design includes dormers at the top of the building to allow natural light, but no one can look out or in.

Mr. Greger presented drawings of the proposed amendments.

Martin R. Steinmetz, President of and attorney for the Yorktown Neighborhood Association, in which the YWCA is located, and also located within the Yorktown Historic District.

Mr. Steinmetz addressed some of the issue brought up by some of the neighbors. In regard to the removal of the houses, a statement was made at the meeting that one of the houses was going to be rented. He stated he received a call the following day from George Modery to correct the error and that the house will be removed upon approval by the Historic Preservation Commission.

Mr. Steinmetz stated the drawings were presented at the neighborhood meeting. He also stated there were some opposition to the play area and the roof. However the concerns have been rectified and facility will now blend in, by looking like a residential-type house, with the surrounding area.

TMAPC Comments:

Mr. Doherty asked what reason would cause the removal of the street trees. Mr. Greger replied there are not any reason for the removal of the existing street trees since the proposed building will not protrude any farther out than the existing houses.

Mr. Doherty asked how close the second story is to 19th Street. Mr. Greger replied the required setback from 19th Street plus an additional 30 feet. The roofs are hipped so the roofs will be going away from the building and streets and this also reduces the height when viewed.

Ms. Gray clarified that all the houses will be removed. Mr. Greger confirmed the houses would be removed.

Ms. Gray clarified the pathway or trail would be on the west side of the facility only. Mr. Greger replied in the affirmative.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Dick “absent”) to **APPROVE** of Minor Amendment PUD-530-1 to allow the PUD Development Plan be amended to indicate a Maximum Building Floor Area of 37,200 square feet and that a Detailed Site Plan be submitted which indicates the provisions of the required 75 parking spaces and meets all other requirements of the PUD-530 Development Plan as recommended by staff.

PUD-343 Charles Norman

(PD-18) (CD-8)

South and west of 81st Street and South Memorial Drive
(*Site Plan for a communications tower.*)

Staff Recommendation:

The applicant is requesting site plan approval for a 150 foot monopole cellular tower and equipment shelter which will be located within a 40 foot by 40 foot area. The proposed location lies at the edge of a grassed detention area. The site plan does not indicate any security fencing or paved access area surrounding tower and equipment area. A 100 foot US Cellular monopole tower site was approved on 8/28/96 and is located approximately 300 feet south of the current proposed site.

Staff has reviewed the request and finds the proposed site lies within Tract C (Minor Amendment 2, 12/16/87) of Development Area B of the original approval. Tract C allows CS uses by right, allowing the tower. According to the applicant, the 150 foot height of the tower facilitates collocation although no specific details are provided in the application.

Staff finds the setbacks are in conformance with the PUD standards and the requirements of Use Unit 4. The tower and equipment shelter will be located between a two story office building 75 feet to the northeast and a tree covered drainage areas 200 feet to the west. The equipment area will be located approximately 400 feet west of the Memorial Drive right-of-way. The drainage area, general openness of the site and the spacing of the tower sites should serve to minimize negative effects of tow towers which could alter the character of the PUD.

Staff recommends **APPROVAL** of the site plan as submitted subject to the following:

Confirmation of the required security fencing and paved access area.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Towers, 74103, stated he is in agreement with staff recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the Site Plan for PUD-343 for a communications tower as recommended by staff.

Review of Downtown Plan projects in CIP requests for conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

Staff Comments:

Ms. Matthews presented the Downtown Project CIPS.

TMAPC Comments:

Mr. Ledford stated that Comprehensive Plan Committee met today to review the Downtown Plan projects in the CIP and found the projects in conformance with the Comprehensive Plan.

TMAPC Action; 10 members present:

On **MOTION** of **LEDFORD**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") **FINDING** the Downtown Plan projects in the CIP request are in conformance with the Comprehensive Plan.

There being no further business, the Chairman declared the meeting adjourned at 3:40 p.m.

Date Approved: 5-14-97


Chairman

ATTEST: 
Secretary *Two Vice Chairmen*