

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2145

Wednesday, February 4, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle		Dunlap	Linker, Legal
Carnes		Huntsinger	Counsel
Doherty		Matthews	
Horner	Gray		
Jackson			
Ledford			
Midget			
Pace			
Selph			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, February 2, 1998 at 10:10 a.m., in the Office of the City Clerk at 10:05 a.m., as well as in the office of the County Clerk at 10:04 a.m.

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

Minutes:

Approval of the minutes of January 21, 1998, Meeting No. 2143:

On **MOTION** of **HORNER** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, , Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to **APPROVE** the minutes of the meeting of January 14, 1998 Meeting No. 2142.

Reports:

Chairman's Report:

Mr. Westervelt reported the Special Residential Task Force will have an agenda next week and the Planning Commission will receive a copy of the agenda.

Mr. Boyle stated that the Planning Commission would like to make their appointment to River Parks Authority. He requested input from the Planning Commission before the meeting next week.

Committee Reports:

Budget and Work Program Committee:

Mr. Horner stated there is no report except that the Budget and Work Program Committee submitted the Work Program FY99 to the Mayor on Tuesday, February 3, 1998.

Comprehensive Plan Committee:

Mr. Ledford stated he does have three items on the agenda today and they are mainly housekeeping items from the Comprehensive Plan. One is an amendment to the Major Street and Highway Plan and two others for the District Plans.

Rules and Regulations Committee:

Mr. Doherty stated the work on the plat waiver guidelines continues to move forward.

Policies and Procedures Committee:

Mr. Carnes stated he did not have a report, but requested staff to start dividing policies out of the Rules and Regulations Committee work that should be in the new Policy and Procedures Committee work. He asked the staff to plan a meeting for six weeks from today. Mr. Boyle asked Mr. Carnes if he wanted a joint committee meeting between the two committees (Rules and Regulations Committee and Policies and Procedures Committee) to review the policies. Mr. Carnes answered affirmatively.

Director's Report:

Mr. Dunlap stated there are several items scheduled for the February 5, 1998, City Council Meeting. Mr. Doherty indicated Mr. Horner will be attending the City Council meeting.

Subdivisions:

Lot-Split(s) for Removal of Tie Restriction:

L-18597 Dotson (1993) (PD-6) (CD-9)
3237 South Zunis

L-18599 City of Tulsa (2602) (PD-2) (CD-1)
2547 North Boston Place

L-18600 Robert Bell (1293) (PD-5) (CD-5)
Southeast corner East 11th & South 83rd East Avenue.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **APPROVAL** of lot splits for removal of tie restriction on the following cases: L-18597, L-18599 and L-18600, as recommended by staff.

Continued Zoning Public Hearing:

Z-6602 Merl Whitebook

439 South Sheridan

(Applicant has made a timely request for a continuance.)

CS to IL

(PD-5) (CD-4)

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **CONTINUANCE** of Case No. Z-6602 to March 22, 1998, at 1:30 p.m.

TMAPC COMMENTS:

Ms. Pace asked if the zoning sign was ever posted on the subject property. **Mr. Dunlap** responded that he visually verified that the sign was posted.

Zoning Public Hearing:

PUD-455-A-3 Dave Zimmer

6823 South Yale Avenue

(Minor Amendment to reduce north boundary setback from 70' to 50'.)

(PD-18) (CD-7)

Staff Recommendations:

The applicant is requesting Minor Amendment approval to reduce the 70 foot building setback from the north property boundary to 50 feet to permit the enclosure of an existing covered patio area.

Staff has reviewed the revised site plan submitted with the application and finds the expansion of the building is well within the maximum allowed floor area standard and is not increased by more than 15% of the initial approval. No changes are proposed in parking, landscaped area, access or circulation and the exterior details indicate the expansion is consistent with the architectural details of the existing building. The reduction of the setback by 20 feet does not encroach on the vacant unplatted tract to the north nor substantially alter the character of the original PUD as approved in 1994.

Staff, therefore, recommends **APPROVAL** of the minor amendment per the submitted site plan.

NOTE: Staff notes that modifying the PUD setback standard will necessitate the filing of an amended plat to facilitate any future conveyance of the parcel.

TMAPC Comments:

Mr. Ledford asked if the applicant understands staff's note regarding any modifications to the PUD setback standard. Mr. Dunlap answered affirmatively.

Mr. Boyle asked if the applicant understands staff's note and agrees. Mr. Dunlap stated the subject property is platted with a 70' building line and the applicant understands staff's note.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **APPROVAL** of the minor amendment for PUD-455-A-3, as recommended by staff.

Legal Description for PUD-455-A-3:

Lot 1, Block 1, Hyde Park North Addition, and located at 6823 South Yale Avenue, Tulsa, Oklahoma.

Comprehensive Plan Map Amendment Public Hearing:

Public hearing to amend the Major Street and Highway Plan and District 4 Plan; both parts of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, to designate Delaware Avenue a secondary arterial between I-244 & 11th Street.

Staff Comments:

Ms. Matthews presented the proposed amendment as follows:

Staff recommends amendment of the Major Street and Highway Plan and the District 4 Plan to designate Delaware Avenue between I-244 and East 11th Street as a secondary arterial street. Land use plans and proposals for this area (the University of Tulsa Master Plan and the Kendall-Whittier Neighborhood Master Plan) call for Delaware to be improved as a traffic-carrier here. University-related building expansions, additions and closing and elimination of some internal campus street will likely mean more traffic and elimination of some internal campus streets will likely mean more traffic on Delaware. Construction of the new elementary school and park to the west, involving the closing of Columbia, may also affect traffic loads on Delaware.

Ms. Matthews stated the TMAPC has had a companion Capital Improvements Project request, which TMAPC has approved subject to this plan amendment being approved.

TMAPC Comments:

Mr. Doherty stated the recommendation from the Comprehensive Plan Committee was to approve this contingent on a recommendation of the Transportation Policy Committee, which unanimously endorsed this proposal at their last meeting.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **APPROVAL** of the Amendment of the Major Street and Highway Plan and the District 4 Plan to designate Delaware Avenue between I-244 and East 11th Street as a secondary arterial street, as staff recommended.

Public hearing to amend the District 26 Plan Map, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, to extend the Corridor designation westward between the existing boundary west of South Memorial to the drainageway between the Creek Turnpike and South 101st Street. (Z-6614)

Staff Comments:

Ms. Matthews presented the proposed amendments as follows:

Ms. Matthews stated the proposed amendment is related to the Zoning Case No. Z-6617 and staff recommends amendment of the District 26 Plan to extend the Corridor designation west from its current boundary in the area of 96th to 98th Streets and Memorial Drive to the eastern boundary of the drainageway that lies east of Special District 1. Reasons for this proposed amendment include the presence of the drainageway, which forms a natural boundary and buffer; the extent of existing development farther west; and the Creek Turnpike, which forms a boundary on the north.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **APPROVAL** of the Amendment of the District 26 Plan to extend the Corridor designation west from its current boundary in the area of 96th to 98th Streets and Memorial Drive to the eastern boundary of the drainageway that lies east of Special District 1, as recommended by staff.

Public hearing to amend the District 8 Plan Map, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, to extend the Medium Intensity node at West 71st Street between Union Avenue and the Okmulgee Beeline and to reduce its northern and southern boundaries along Union. (Z-6614)

Staff Comments:

Ms. Matthews presented the proposed amendment as follows:

Ms. Matthews stated the proposed amendment is related to Zoning Case No. Z-6614 and based on existing zoning patterns and development in this area, staff recommends expanding the Medium Intensity node at the northeast corner of the intersection of Union Avenue and West 71st Street eastward north and south of West 71st Street to the Okmulgee Beeline (US 75). Correspondingly, staff recommends that the northernmost and southernmost portions of that node east and west of Union be reduced to reflect existing CS zoning boundaries. This change should offer a better balance of existing and potential land uses, as well as improved buffering for the Low Intensity-designated areas farther north.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Midget "absent") to recommend **APPROVAL** of the expanding the Medium Intensity node at the northeast corner of the intersection of Union Avenue, as staff recommended.

Other Business:

PUD-206 NationsBank

(PD-18) (CD-8)

9136 South Sheridan
(amended Detail Site Plan.)

Staff Recommendations:

The applicant is proposing the extension of the timeframe for a temporary 10'x 24' drive-in bank facility in Development Area A previously approved for Boatman's Bank on Lot 1, Block 1, Boatman's Addition. The site plan submitted is identical to the plan for the temporary facility approved on January 15, 1997. The 1997 approval was conditioned on building the permanent structure with associated landscaping and removing the temporary facility and drive-through lanes by January 15, 1998.

The original Boatman's site plan for the permanent structure and landscaping was approved in 1995. The temporary facility was built by Boatman's but purchased by NationsBank before being utilized. The 1997 approval for the use of a temporary facility on the southern portion of the site expired on January 15, 1998.

The current application includes two drive-in lanes, ATM and three employee parking spaces. The applicant is requesting approval for use of the temporary building, ATM, drive-through lanes and employee parking for a maximum of one (1) year and would be replaced by the permanent bank facility which has already been given detail site plan approval. The applicant is also requesting approval of a temporary landscape plan as an Alternative Compliance (AC-030).

The temporary structure complies with the requirements of the PUD and staff, therefore, recommends **APPROVAL** of the Site Plan conditioned upon the removal of the temporary building by February 4, 1999.

NOTE: Amended Site Plan approval does not constitute Landscape or Sign Plan approval.

AND

AC-030 NationsBank

9136 South Sheridan
(Amended Alternative Compliance)

(PD-18) (CD-8)

Staff Recommendations:

The applicant is proposing the installation of minimal landscaping around a temporary drive-in bank facility. Staff can support this modification for a period of up to one year with the understanding that a landscaping plan for the entire site will be provided for approval before the permanent bank facility is constructed.

The request for Alternative Compliance is related to a site plan application seeking approval for a temporary drive through facility. An identical request was approved for Boatman's Bank in 1997 but never utilized.

Staff, therefore, recommends **APPROVAL** of the request for Alternative Landscape Compliance for up to one year conditioned on a landscape plan being provided for approval for the entire site before a building permit for the permanent bank facility is issued.

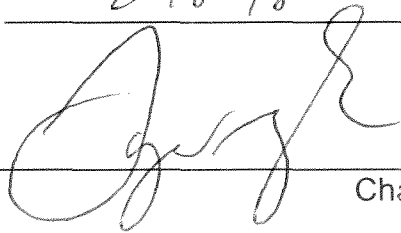
Mr. Midget in at 1:38 p.m.

TMAPC Action; 9 members present:

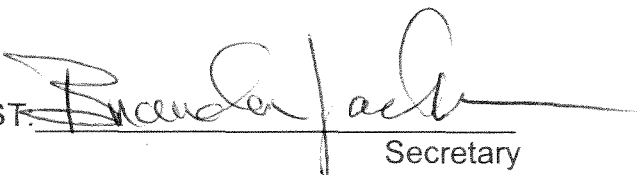
On **MOTION** of **WESTERVELT** the TMAPC voted **9-0-1** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; Midget "abstaining"; Gray "absent") to recommend **APPROVAL** of the amended Detail Site Plan and the Amended Alternative Compliance, as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 1:40 p.m.

Date approved: 2-18-98



Chairman

ATTEST: 
Secretary