

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2148

Wednesday, February 25, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Boyle		Beach	Linker, Legal
Carnes		Dunlap	Counsel
Doherty		Huntsinger	Romig, Legal
Gray		Stump	Counsel
Horner			Myers, Legal
Jackson			Counsel
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 23, 1998 at 9:15 a.m., posted in the Office of the City Clerk at 9:09 a.m., as well as in the office of the County Clerk at 9:08 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 February 8, 1998, Meeting No. 2146:**

On **MOTION** of **HORNER** the TMAPC voted **8-0-0** (Boyle, Carnes, Selph, Horner Jackson, Ledford, Pace, Westervelt, "aye"; no "nays"; none "abstaining"; Doherty, Gray, Midget, "absent") to recommend **APPROVE** the minutes of the meeting of February 8, 1998 Meeting No. 2146.

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Mr. Doherty and Ms. Gray in at 1:32 a.m.

## **Reports:**

### **Chairman's Report:**

Mr. Boyle asked staff what the expectation of the Commission is to act on the infill proposal. Mr. Stump stated there was a meeting with the Mayor and Dwain Midget, and it was thought the best strategy would be to solicit the Planning Commission's input as to possible members for the task force. Mr. Boyle stated the Planning Commission does have some additional names they would like to add to the list. He instructed the Planning Commissioners to submit the names to INCOG staff.

### **Committee Reports:**

#### **Budget and Work Program Committee:**

Mr. Horner stated the Budget and Work Program Committee meeting will be at 10:15 a.m., Friday, 10<sup>th</sup> floor, City Hall. He encouraged all Planning Commissioners to attend the meeting.

#### **Comprehensive Plan Committee:**

Mr. Ledford stated there will be a preliminary viewing of the TU Plan, Monday at 1:30 p.m., in the large conference room at INCOG. Mr. Stump stated there will be a session on the TU Plan at the regular Comprehensive Plan Committee meeting on March 4, 1998 at 2:00 p.m.

#### **Community Participation Committee:**

Ms. Gray stated there will be a quarterly meeting March 31<sup>st</sup>, in the Francis Campbell City Council Room from 7:00 p.m. to 9:00 p.m. She indicated there will be a briefing on the March 31<sup>st</sup> meeting on March 4, 1998 at 2:00 p.m. in room 1102.

#### **Special Residential Facilities Task Force:**

Mr. Westervelt stated the task force will be touring Thursday, February 26, 1998, at 3:30 p.m. to 5:15 p.m.

Mr. Midget in at 1:39 p.m.

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

Mr. Stump reported on the upcoming cases for February 26, 1998, at the City Council meeting. Mr. Boyle indicated that Mr. Doherty will be representing the Planning Commission.

## **Subdivisions:**

### **CHANGE OF ACCESS**

#### **Part of Lot 2, Block 1, Amended Plat of Rollings Center Addition (104)**

206 South 193<sup>rd</sup> East Avenue.

**Staff Comments:**

Mr. Beach stated the application is in order and the Traffic Engineering Department has approved the request. Staff recommends approval.

**There were no interested parties wishing to speak.**

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of change of access for Part of Lot 2, Block 1, Amended Plat of Rollings Center Addition, as recommended by staff.

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**Lot 1, Block 1, Holland Center**

8015 South Yale.

**Staff Comments:**

Mr. Beach stated application is in order and the Traffic Engineering Department has approved the request. Staff recommends approval.

**There were no interested parties wishing to speak.**

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** for the change of access for Lot 1, Block 1, Holland Center, as recommended by staff.

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**FINAL PLAT:**

**A & M Business Park (794)**

(PD-5) (CD-5)

West side of South 101<sup>st</sup> East Avenue, North of Skelly Drive

**Staff Comments:**

Mr. Beach stated the final plat is in order and the Legal Department has reviewed the request. Staff recommends approval subject to final deed of dedication language.

There were no interested parties wishing to speak.

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** for final plat of A & M Business Park; subject to final deed of dedication language, as recommended by staff.

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**Columbia Place Amended (3294) (PUD 295-A)** (PD-18) (CD-9)  
Northeast corner & Southeast corner East 52<sup>nd</sup> Street & South Columbia Place.

**TMAPC Comments:**

Mr. Boyle stated Columbia Place Amended (PUD-295-A) is stricken from the agenda. This case is not ready for presentation at this time.

There were no interested parties wishing to speak.

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**Block 26-Gilcrease Hills Village II (2702)** (PD-2) (CD-1)  
Northeast of West Pine Street and North Union Avenue.

**Staff Comments:**

Mr. Beach stated this final plat in order and has been reviewed by the Legal Department. Staff recommends approval, subject to final deed of dedication language.

There were no interested parties wishing to speak.

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-1-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; Midget "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of final plat for Block 26, Gilcrease Hills Village II, subject to final deed of dedication language, as recommended by staff.

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## **ZONING PUBLIC HEARING**

### **Z-6174-SP-4 Danny Mitchell**

(PD-18) (CD-8)

Northwest corner East 81<sup>st</sup> Street and U.S. Highway 169.  
(Corridor Site Plan)  
(Applicant has requested a continuance to May 27, 1998.)

**There were no interested parties wishing to speak.**

### **TMAPC Action; 11 members present:**

On **MOTION** of **CARNES** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** case Z-6174-SP-4 to May 27, 1998 at 1:30 p.m.

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## **OTHER BUSINESS**

### **PUD-521 Andy Benning**

(PD-18) (CD-8)

Southwest corner East 71<sup>st</sup> Street and 101<sup>st</sup> East Avenue.  
(Detail Site Plan for a restaurant.)

### **Staff Comments:**

The applicant is requesting Detail Site Plan approval for a 5,411 square foot restaurant on a 1.43-acre site.

Staff has reviewed the request and finds the site plan conforms to the area, bulk and height, setback, access, circulation, parking and total landscaped area development standards outlined in the PUD approval of 1995.

Staff, therefore, recommends approval of the Detail Site Plan for Development Area A as submitted.

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** for PUD-521 detail site plan for development area A for a restaurant, as submitted and as recommended by staff.

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**PUD-536 Paul Phillips**

(PD-18A) (CD-9)

1340 East 61<sup>st</sup> Street South

(Detail Site Plan for an addition to a nursing home.)

**Staff Comments:**

The applicant is requesting Detail Site Plan approval for a 5,432 square foot single-story addition to an existing nursing center. The addition is part of the planned expansion of the center outlined in the approval of PUD 536 in 1995. The expansion will accommodate a therapy center for current residents of the nursing home. No additional nursing beds or parking spaces are planned.

Staff has reviewed the request and finds the proposed addition to the nursing home complex conforms to the area, bulk, height and setback standards contained in the approved outline development plan. Access to the building addition is through the north wing of the complex. The applicant has indicated that future additions to the complex on the eastern portion of the tract will include additional parking to accommodate a life-care retirement center, which will have access to the therapy facility from the east. Existing parking is sufficient to accommodate the increased floor area of the therapy center addition at this time.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan as submitted and notes that future build-out of the complex will require additional parking and landscaping per City Code

**There were no interested parties wishing to speak.**

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of PUD-536 for the detail site plan as submitted and as recommended by staff noting that future build-out of the complex will require additional parking and landscaping per City Code for an addition to a nursing home.

**TMAPC Comments:**

Mr. Carnes stated this application is one of the first new developments in this area and the neighborhood is very happy that this is moving in.

Mr. Horner stated this case is the perfect example of what a PUD accomplishes. He commented that it brings together the neighborhood and the builder.

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**Vote to go into Executive Session to discuss pending litigation in the case of Spinks v. City of Tulsa, 98-CV-0124K(E), pursuant to Title 25 O.S., Sec. 307(4).**

**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to go into Executive Session to discuss pending litigation in the case of Spinks v. City of Tulsa, 98-CV-0124K(E), pursuant to Title 25 O.S., Sec. 307(4) at 1:45 p.m.

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**Vote to come out of Executive Session and take possible action regarding pending litigation in the case of Spinks v. City of Tulsa.**

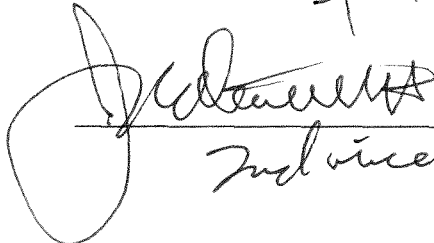
**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY** the TMAPC voted **11-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to come out of Executive Session at 2:14 p.m.

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There being no further business, the Chairman declared the meeting adjourned at 2:15 p.m.

Date approved: 3/11/98

  
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2nd vice Chairman

ATTEST:   
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Secretary