

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2178

Wednesday, October 14, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Harmon	Boyle	Beach	Romig, Legal
Horner	Carnes	Dunlap	Counsel
Jackson	Pace	Huntsinger	
Ledford	Selph	Stump	
Midget			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, October 12, 1998 at 11:40 a.m., posted in the Office of the City Clerk at 11:33 a.m., as well as in the office of the County Clerk at 11:30 a.m.

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

Minutes:

Approval of the minutes of October 7, 1998, Meeting No. 2177:

On **MOTION** of **HORNER** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of October 7, 1998 Meeting No. 2177.

REPORTS:

Director's Report:

Mr. Stump stated that there are no zoning cases on the City Council agenda. He informed the Planning Commission that Ms. Gray's replacement, Mary Hill, is on the agenda for approval by the City Council.

Mr. Stump stated that staff has received a letter from DTU requesting that the Planning Commission review amending the Major Street and Highway Plan, as it concerns the commercial collector streets in the downtown area. He reported that there is a Comprehensive Plan Committee work session scheduled for October 21 and this request could be added to the work session agenda if the Chairman agrees.

Mr. Ledford, Chair of the Comprehensive Plan Committee, agreed to adding the request from DTU to October 21 work session.

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

18731 – First American Title and Abstract (1914)

(PD-15) (County)

9715 East 92nd Street North.

Staff Recommendation:

In an attempt to split Lot 1 and sell the portion with the house (Tract B), it was discovered that the house had been built over the property line onto Lot 2. Thus, the proposed Tract B will need to include the portion of Lot 2 containing the house, resulting in Tract A and Tract B having four side-lot lines each. This application is to request a waiver of the subdivision regulations to allow Tract A and Tract B to have more than the allowed three side-lot lines.

All three proposed tracts will meet the Bulk and Area requirements of the RS district. Staff believes that this lot-split would not have an adverse affect on the surrounding properties and would therefore recommend approval.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt “aye”; no “nays”; none “abstaining”; Boyle, Carnes, Pace, Selph “absent”) to **APPROVE** the Lot-Split for Waiver of Subdivision Regulations for L-18731 as recommended by staff.

FINAL PLAT:

Balmoral (583)

(PD-18b) (CD-9)

Southwest of East 66th Street and South Birmingham Avenue.

Staff Recommendation:

Mr. Beach stated that everything is order and staff recommends approval subject to final legal review.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt “aye”; no “nays”; none “abstaining”; Boyle, Carnes, Pace, Selph “absent”) to **APPROVE** the Final Plat for Balmoral, subject to final legal review as recommended by staff.

PRELIMINARY PLAT:

Tulsa In-Line Hockey (1984)

(PD-18) (CD-8)

South of the southeast corner of East 91st Street and South Mingo Road.

Staff Recommendation:

This is a one-lot, one-block subdivision of 3.47 acres to be developed for indoor and outdoor hockey rinks and shop for sale of hockey-related equipment and clothing. Corridor Site Plan Z-6538-SP-1 was approved 5/22/96. TMAPC approved the first preliminary plat on July 17, 1996. That approval expired after one year and the applicant is resubmitting.

The Technical Advisory Committee had the following comments:

1. Somdecerff, Transportation, stated that a General Utility and Channel Easement is needed as shown on the exhibit submitted at the meeting in the northwest corner of the property. He asked that language regarding access to the drainage facility to the north be included in the Deed of Dedication. He also noted that the north property line is different from that shown on the preliminary plat.
2. Eshelman, Traffic, stated that the Limit of Access will need to be shown on the face of the plat.
3. Zachary, Stormwater, stated that the reserve areas will need to be noted in the Deed of Dedication language. The overland drainage easements in the reserve areas are to be privately maintained. He also stated that the final descriptions of the reserve areas cannot be determined until the plans for the site have been reviewed. Therefore, the Draft Final Plat will not be approved until the final construction plans are approved.
4. Beach, staff noted that there are two discrepancies between the Deed of Dedication and the face of the plat: the bearing along the west property line does not match the one in the legal description and the owner is identified differently.
5. Cox, Applicant, stated the changes would be made.

Staff recommends approval of the preliminary plat subject to the following:

1. All requirements of the Technical Advisory Committee.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat releases.)
16. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
17. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)

18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
27. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to recommend **APPROVAL** of the Preliminary Plat for Tulsa In-Line Hockey, subject to the conditions as recommended by the TAC and all conditions as recommended by staff.

New Life Christian School (282)

(PD-8) (CD-2)

North of the northeast corner West 71st Street and South Union Avenue.

Staff Recommendation:

This is a one-lot, one-block subdivision designed for expansion of the existing church and addition of a church school. It was reviewed as two separate sketch plats on June 4, 1998.

The Technical Advisory Committee had the following comments during **sketch plat** review 6/4/98:

1. Miller, ONG, stated there is an existing ONG easement along 71st St. that should be shown with book and page numbers.
2. Eshelman, Traffic, stated that there could be up to three access points along Union.
3. Somdecerff, Transportation, stated that right-of-way needs to be labeled as being dedicated by this plat or give book and page numbers if already dedicated.
4. Shelton, Wastewater, stated there is an existing sewer across Union to the west
5. Lee, Water, stated that a main line water extension would be required.

The Technical Advisory Committee had the following comments on the **preliminary plat**:

1. Beach, staff noted all of the above comments from the sketch plat review.
2. Howard, Applicant, stated he has not found the ONG easement during the research so far, but will continue to search.
3. Eshelman, Traffic, stated that the second access point from the south, along Union, must be deleted, or combined with the most northerly access point. He also stated that the access point on 71st St. must be moved to 100 feet west of the east property line to avoid a conflict with the existing church access.
4. Somdecerff, Transportation, stated that the right-of-way must be labeled as being dedicated by this plat or give book and page numbers if existing.
5. Shelton, Wastewater, stated that sanitary sewer must be extended to the site. It exists approximately 1000 feet to the west. The proposed aerobic system is not permitted in the City Limits.
6. Howard, Applicant, stated that the cost of extending the sewer would be prohibitive and a septic system cannot be used because the property will not pass the perc test.
7. Pierce, PSO, stated that utility easements will be necessary, but can be granted by separate instrument.
8. Lee, Water, stated that the water main must be extended from the intersection of 71st and Union to the north to serve the proposed school.
9. Howard, Applicant, asked if a 2" service line would suffice. Lee answered negatively, but said other options might exist and he would be willing to discuss them.
10. Calkins, Fire, advised that if the proposed building is over 20,000 SF it will be required to have a fire sprinkler system.

11. Zachary, Stormwater, stated that no sheet-flow drainage will be allowed from this site. All runoff must be collected in an inlet and taken to the ditch. Ditches along 71st and Union need to be graded to drain and have a concrete invert installed. Any culverts that are improperly placed must be repositioned to allow positive drainage. Easements may be necessary for the new storm sewer. Fee in lieu of detention will be allowed.

Staff recommends approval of the preliminary plat subject to the following:

1. All requirements of the Technical Advisory Committee.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.

12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat releases.)
16. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
17. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

- 25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
- 26. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
- 27. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to recommend **APPROVAL** of the Preliminary Plat for New Life Christian School, subject to the conditions as recommended by the TAC and all conditions as recommended by staff.

Name Change On Final Plat:

"SouthCrest" to "SouthCrest Medical Campus" (1884) (PD-18) (CD-8)
East of South 101st East Avenue and East 88th Street South.

Staff Recommendation:

This plat was approved by the TMAPC July 22, 1998 and the City Council September 17, 1998 under the name of SouthCrest. When it was taken to the County Clerk's office for recording, it was found that the name already exists.

The name has been changed on the documents to SouthCrest Medical Campus. In order to make the TMAPC and City Council records clear, the applicant has asked that this be placed on the respective agendas for your advice. There has been no change to the documents except the name.

Staff has no concerns and **recommends that the records reflect the change.**

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **HARMON** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to **APPROVE** the Name Change of Final Plat from SouthCrest to "SouthCrest Medical Campus" as recommended by staff.

Zoning Public Hearings:

Z-6659 – Laron Owens

West of northwest corner East Admiral Place and North Darlington.

RS-3 to PK
(PD-16) (CD-3)

Staff Recommendation:

Relationship to the Comprehensive Plan:

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Medium Intensity – Commercial.

According to the Zoning Matrix the requested PK zoning **is** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 170' x 200' in size and is located west of the northwest corner of East Admiral Boulevard and North Darlington Avenue. The property is gently sloping, non-wooded, entirely paved, contains a non-conforming parking lot, and is zoned RS-3.

Surrounding Area Analysis: The subject tract is abutted on the north by commercial businesses, zoned CH; to the east and west by single-family dwellings, zoned RS-3; and to the south by I-244 highway right-of-way, zoned RS-3. The area is an isolated enclave of single-family residential fronting the expressway, which separates it physically from the remaining single-family residential to the south. The single-family appears to be in transition.

Zoning and BOA Historical Summary: A special exception was granted by the Board of Adjustment in 1966 to allow off-street parking on all but the west 63' of the subject tract. The most current rezoning activity in this area rezoned a one-acre tract east of the subject tract on the southwest corner of I-244 and North Fulton Street from RS-3 to CS in order to locate a transmission tower.

Conclusion: Based on the Comprehensive Plan and the existing development in this area, staff recommends **APPROVAL** of PK for Z-6659.

Interested Parties:

Jeff Sloan, 5019 East Admiral Boulevard, stated he lives adjacent to the subject property. He expressed concerns regarding several issues: screening fence, the lighting directed into his home, stormwater runoff onto his property, landscaping requirements and trash blowing onto his property. He explained that the trash from the subject property consists of bloody gauze and tape from patients of the medical facility.

Mr. Sloan stated that he has discussed a screening fence with the tenant of the subject property and they have not been able to resolve the issue. He explained that the tenant originally agreed to install a screening fence three feet back onto their property in order to save a tree that is on the property line; however, there has not been a screening fence installed at this time.

Mr. Sloan commented that his door to his home is warped from the stormwater runoff from the subject property. He explained that when the subject property was paved, the tenant did not install any drainage for the water runoff.

TMAPC Comments:

Mr. Westervelt informed Mr. Sloan that the Planning Commission does not deal with stormwater issues and that he would have to contact Public Works. He stated that by rezoning the subject property, the tenant will have to meet the screening fence requirement.

Mr. Horner asked Mr. Sloan for the name of the tenant's name. In response, Mr. Sloan stated that the parking lot is utilized by BIO Medical Laboratory. Mr. Horner stated that Mr. Sloan speaks truthfully of the issues he is concerned with. Mr. Horner commented that he passes the subject property several times a day.

Mr. Stump stated that the subject parking lot was established illegally on residentially-zoned property. He explained that staff does not know what the tenant will have to do to bring the subject property into compliance. He commented that the tenant may have to take out some of the parking lot in order to meet the setbacks. He explained that there are tree requirements, irrigation requirements, landscaping requirements, etc.

Mr. Midget stated that the Planning Commission now has the opportunity to regulate the parking lot by rezoning the subject property. He commented that this would be the perfect opportunity to make sure that the tenant follows through with his promises. He stated that the tenant will have to meet all the requirements and will have to go back to Development Services, which triggers stormwater, landscaping, lighting, screening, etc.

Mr. Westervelt stated that by rezoning the subject property, it will finally go through the procedures that will mitigate some of the issues that Mr. Sloan has had to tolerate.

Interested Parties:

Jack Smith, 1437 South Boulder, Suite 900, Tulsa, Oklahoma, stated that he is an attorney and is the landowner's son. He explained that his mother owns the subject property and leases it to the tenant.

Mr. Smith commented that he sympathizes with Mr. Sloan's concerns. He explained that his mother lives out of state and currently leases the subject property to Plasma Alliance. He stated that the tenant paved the subject property and evidently did not go through proper permitting procedures. He commented that the paving was done without the landowner's knowledge.

Mr. Smith stated that he did not have any objections with meeting the requirements and addressing Mr. Sloan's concerns. He indicated that he would recommend to the tenant to follow the recommendations of the Planning Commission and meet the requirements.

The applicant was not present.

TMAPC Comments:

Mr. Westervelt informed Mr. Smith that it seems that it would be helpful to inform the applicant that the adjacent property owner has some concerns. In response, Mr. Smith stated he would be happy to inform the applicant about the issues discussed. Mr. Smith indicated that the tenant has expressed to him that they would do whatever it would take to remedy the situation regarding the parking lot.

Mr. Harmon asked staff if there are any alternatives besides rezoning the subject property. In response, Mr. Stump stated that there is no alternative with the request before the Planning Commission today. Mr. Stump stated that the request is strictly rezoning and there are no site plan requirements on this type of zoning.

Mr. Ledford asked staff how the Planning Commission could ensure that the issues have been resolved. In response, Mr. Stump stated that the Planning Commission cannot ensure that the issues will be resolved. He explained that Code Enforcement will continue to review the subject property and there will be a platting requirement, which the Planning Commission may or may not want to waive. Mr. Stump stated that if the Planning Commission required the applicant to go through the platting requirement, then the analysis of the storm drainage issues would be addressed. He further stated that if the applicant applies for the proper permits, or is forced to do so by Code Enforcement, then the applicant will have to submit a site plan to a Zoning Officer for review to ensure that it meets the standards of a PK zoning.

Mr. Ledford stated that it appears that it would be best to approve the rezoning and force the subject property to be subject to plat.

Mr. Westervelt stated that if the motion could include a note or reference in order to get the attention of Development Services and that the application moves forward.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to recommend **APPROVAL** of the PK zoning for Z-6659 as recommended by staff. (**NOTE:** To inform Development Services that the use of this tract as a parking lot should be reviewed for conformance with the zoning requirements and that a zoning clearance permit is needed.)

Legal Description for Z-6659:

Lots 8 and 9, Block 1, White City Addition, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof.

Mr. Ledford announced that he will be abstaining from PUD-578-1; however, he will remain seated to ensure a quorum.

PUD-578-1 – Charles Norman

(PD-26) (CD-8)

Northwest corner East 111th Street and South Memorial Drive
(Minor Amendment)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to adjust the size of the development areas as follows:

1. To increase the gross area of Development Area A from 14.38 acres to 17.07 acres.
2. To decrease the gross area of Development Area B from 21.33 acres to 18.64 acres.

Staff has examined the request and finds the proposed modifications do not change the maximum building floor area of 150,000 square feet approved in 1997 for Development Area A or the maximum 310 dwelling units proposed for Development Area B. The applicant has represented to staff that approval of the requested amendments will permit a more flexible and open design of the allowed commercial floor area without significantly increasing the multifamily density (from 14.5 to 16.7 dwelling units/acre, a 15% increase in density). The increase in the density of dwellings in Area B is within the guidelines for a minor amendment.

Staff notes that during the initial discussion of the PUD Development Standards owners of abutting single-family property expressed a concern that the proposed density of Development Area B was not in keeping with the existing and proposed single-family residential character of areas to the north and west. With this in mind the approved standards set additional height, setback and buffer requirements to compensate for the maximum allowable build-out of Area B.

Staff, therefore, recommends **APPROVAL** of PUD-578-1 as requested.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET** the TMAPC voted **5-0-1** (Harmon, Horner, Jackson, Midget, Westervelt "aye"; no "nays"; Ledford "abstaining"; Boyle, Carnes, Pace, Selph "absent") to recommend **APPROVAL** of the Minor Amendment of PUD-578-1 as recommended by staff.

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Z-6650-SP-6a – Mike Moydel
8130 East 91st Street South.
(Minor Amendment)

(PD-18) (CD-8)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to modify an existing ground sign within a Corridor District that received Site Plan approval in 1992.

Staff has reviewed the request and finds the proposed changes to the existing ground sign are cosmetic in nature and are part of a city-wide modification of all signage and facades of Sonic Restaurants. Sign height, display surface area, internal illumination and locations are not changed by this request. Only the style of sign copy and color are being modified.

Staff, therefore, recommends **APPROVAL** of the Minor Amendment to Corridor Site Plan **Z-5620-SP-6** as submitted.

TMAPC Comments:

Mr. Ledford asked staff if the sign will be 34' or 23' in height. In response, Mr. Stump stated that there are no signs allowed to be over the 25' height limit in the subject area.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Carnes, Pace, Selph "absent") to recommend **APPROVAL** of the Minor Amendment to the Corridor Site Plan for Z-5620-SP-6a, subject to the sign not being over the 25' height limit as recommended by staff.

* * * * *

Mr. Ledford announced that he will be abstaining from PUD-578-1; however, he will remain seated to ensure a quorum.

Other Business:

PUD-573 – Jerry Ledford, Jr.

(PD-18) (CD-8)

North of northwest corner East 81st Street and South Yale.
(Detail Site Plan)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a one-story 18,000 square foot office building on a 1.56 (net) acre site. The proposed building will be built on a site that drops approximately 50 feet in elevation over the 256-foot depth of the lot from north to south.

The overall grade of the lot is approximately 20% with the north 85 feet and steepest portion of the lot graded to produce a terraced area along the north building wall set 18 feet lower than the single family lots to the north. The grading maintains the overall 20% grade.

Staff has reviewed the Detail Site Plan for conformance to the approved development standards. Staff finds the Site Plan meets bulk and area, height, setback, access, circulation, parking, lighting and total landscaped area standards as approved or amended.

Staff notes that in a July, 1998 review of a Minor Amendment modifying building, parking and trash container setback distances, the Commission discussed retaining walls and natural and added vegetative cover on the north and west boundaries of the site. The applicant has provided landscape and retaining wall details as requested by TMAPC.

Staff has reviewed the information submitted and finds the slope, retaining walls and plantings address the issues raised in July. Site screen fencing appears to be unnecessary with the amount of existing and new trees proposed along the north and west property boundaries.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for PUD-573 as submitted.

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

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Comments:

Mr. Horner stated that he is very familiar with the subject property, the topography, the applicant and the interested party, who lives above the proposed development. He commented that the applicant and the interested party have worked together on the proposal.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER** the TMAPC voted **5-0-1** (Harmon, Horner, Jackson, Midget, Westervelt “aye”; no “nays”; Ledford “abstaining”; Boyle, Carnes, Pace, Selph “absent”) to **APPROVE** for the Detail Site Plan for PUD-573 as recommended by staff.

PUD-272 – Darin Akerman

(PD-18) (CD-8)

Southwest corner East 81st Street and South Sheridan
(Detail Site Plan)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a 7,350-square-foot one-story bank and drive-through facility on a two-acre parcel. TMAPC has approved a temporary facility and modification of the setback in prior applications.

Staff has reviewed the Detail Site Plan submitted and finds conformance to bulk and area, height, setback, access, circulation, parking, screening and total landscaped area standards outlined in the original approval or as amended.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for PUD 273 as submitted.

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

There were no interested parties wishing to speak.

Applicant indicated his agreement with staff’s recommendation.

TMAPC Comments:

Mr. Westervelt stated that the proposal is one of the best stacking arrangements he has ever had a chance to review.

TMAPC Action; 6 members present:

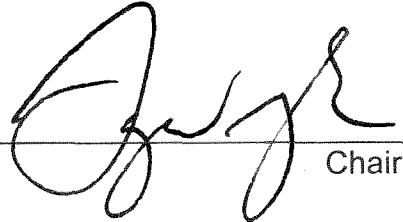
On **MOTION** of **MIDGET** the TMAPC voted **6-0-0** (Harmon, Horner, Jackson, Ledford, Midget, Westervelt “aye”; no “nays”; none “abstaining”; Boyle, Carnes, Pace, Selph “absent”) to **APPROVE** of the Detail Site Plan for PUD-273 as recommended by staff.

COMMISSIONER'S COMMENTS:


Mr. Midget requested that the staff provide the new Planning Commissioner, if she is approved, with a registration form for the Oklahoma Planning Commissioner Workshop. In response, Mr. Stump answered affirmatively. Mr. Stump informed the Commissioners that if they were interested in attending the workshop INCOG will pay the registration fee.

There being no further business, the Vice Chairman declared the meeting adjourned at 2:00 p.m.

Date approved: 10-28-98



Chairman

ATTEST: 

Secretary

