

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1327
 Wednesday, September 17, 1980, 1:30 p.m.
 Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey	Inhofe	Alberty	Linker, Legal Department
Eller	Keller	Gardner	
Gardner	Petty	Howell	
Holliday	T. Young	Johanning	
Kempe, Secretary		Wilmoth	
ParmeLe, Chairman			
C. Young, 1st Vice Chairman			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, September 16, 1980, at 12:46 p.m., as well as in the Reception Area of the TMAPC Offices.

Chairman Parmele called the meeting to order at 1:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the Minutes of September 3, 1980 (No. 1325).

REPORTS:

TMAPC Claims:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the 1970-1980 and 1980-1981 TMAPC Claims (attached).

CHAIRMAN'S REPORT:

Chairman Parmele, noting that as of October 1, 1980, TMAPC will be merged with INCOG, recommended there be an audit of the TMAPC records of July, August and September. The cost of this quarterly audit will be approximately \$2,000.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve a quarterly audit to be completed prior to October 1, 1980.

DIRECTOR'S REPORT:

Personnel Actions:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the Personnel Actions (Exhibit "A-1") submitted this date.

A-95 Review - Water Pollution Control:

Jim Johanning, TMAPC Planner, advised that the Oklahoma Water Resources Board has applied for a grant of \$353,700 with the U. S. Water Resources Council for the continuation of the Oklahoma Water Resources Management Program. Diverse factors such as the continuing growth of cities and heavy industry in the sunbelt and the overwhelming dependence on finite ground water reserves for agricultural irrigation make continued funding of the state-wide water resources management essential. The Staff recommended approval of this A-95 application.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to accept the Staff Recommendation for the Oklahoma Water Resources Management Program.

A-95 Review - Waste Water Treatment:

Mr. Johanning advised that the Oklahoma State Department of Health is requesting a grant from the United States Environmental Protection Agency for \$193,500. This money will be used to purchase a gas chromatograph mass spectrometer to analyze hazardous wastes and toxic materials. The new equipment will improve the ability of the Health Department to accurately detect the presence of hazardous compounds in samples submitted for analysis. Because accurate analysis to toxic wastes is a necessary prerequisite to proper disposal, the Staff recommended approval of this application.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve A-95 - Oklahoma State Department of Health Hazardous Waste Laboratory Support.

Travel and Training Request:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve a Travel and Training Request in the amount of \$743.80 for Bob Gardner and Wayne Alberty to attend the annual Institute on Planning, Zoning and Eminent Domain sponsored by the Southwestern Legal Foundation, October 29-31, 1980, at Doubletree Inn, Dallas Texas.

Travel and Training Request:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve a Travel and Training Request in the amount of \$592.42 for Pat Connelly to attend the American Planning Association National Planning Conference to be held October 25-29, 1980, in Cincinnati, Ohio.

CONTINUED ZONING PUBLIC HEARING:

Application No. PUD #242 Present Zoning: OL
Applicant: John Moody (Berry)
Location: SE corner of East 51st Street and South 94th East Avenue

Date of Application: July 24, 1980
Date of Hearing: September 17, 1980
Size of Tract: 2.6 acres, plus or minus

PUD #242 (continued)

Presentation to TMAPC by: John Moody
Address: 4100 Bank of Oklahoma Tower

Phone: 588-2651

Applicant's Comments:

John Moody advised that the subject property is presently platted and constitutes one lot. The applicant plans to file a request for a waiver of the platting requirements. In light of this, Mr. Moody suggested that the Staff condition regarding the restrictive covenants, be worded as follows: "In the event that the waiver is granted, the restrictive covenants be incorporated in a separate agreement and filed of record."

Mr. Moody stated that he had not reviewed the minimum landscaped open area of 10% net area with his client; however, if this proves to be a problem, a detailed site plan showing the amount of landscaping which can be accommodated will be presented to the Commission and a minor amendment will be requested.

Protests: None.

Staff Recommendation:

Planned Unit Development #242 is located at the SE corner of 51st Street and South 94th East Avenue. The property contains approximately 2.5 net acres and is zoned OL with an application (Z-5438) for IL, pending City Commission approval on the south portion. The applicant is proposing two, one-story office/warehouse combination buildings. The office use would face the north and west, while the warehouse use would face the east.

The Staff has reviewed the applicant's text and site plan and with the recommended modifications, find: (1) The application is consistent with the Comprehensive Plan; (2) harmonizes with the existing and expected development of the surrounding area; (3) is a unified treatment of the development possibilities of the project site; and (4) is consistent with the stated purposes and standards of the PUD Chapter. Therefore, the Staff recommends APPROVAL of PUD #242, subject to the following conditions:

- 1) That the applicant's text and site plan be incorporated as a condition of approval unless modified herein. That a detailed site plan be approved by the TMAPC incorporating any necessary modifications, prior to the request for a building permit.
- 2) That only offices and related warehouse uses be permitted, with the office use to be located on the north and west sides of the buildings and warehouse use to be restricted to the east side.

3) Development Standards:

a) Net site area-----	111,611
b) Maximum building floor area--	42,880 sq. ft.
Building 1-----	8,160 sq. ft. warehouse
-----	12,960 sq. ft. office
Building 2-----	10,880 sq. ft. warehouse
-----	10,880 sq. ft. office

PUD #242 (continued)

- c) Maximum height of building--- one-story
 - d) Minimum parking spaces----- 90
 - e) Minimum building setbacks
 - 51st Street----- 50 feet
 - 94th East Avenue----- 25 feet
 - East boundary----- 20 feet
 - South boundary----- 30 feet
 - f) Minimum landscaped open area- 10% net area or approximately 11,100 sq. ft.
 - g) Signs:
 - One ground monument-type sign 4 feet in height not to exceed 20.6 sq. ft. of display surface area to be located in the NW corner of development area.
- 4) That a subdivision plat incorporating the conditions of approval in the restrictive covenants of said plat making the City of Tulsa beneficiary to said covenants, be approved by the Planning Commission, and filed of record in the County Clerk's Office prior to the request for any building permit.

TMAPC Action: 7 members present.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be approved, subject to the listed conditions; with Condition #4 changed to read as follows: In the event that the waiver of the platting requirement is granted, the restrictive covenants be incorporated in a separate agreement and filed of record:

Lot 5, Block 1, an amended plat of Skyland, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

SUBDIVISIONS:

Osage Oaks (2212) SE corner of Xenophon and West 93rd Street North (RS-1)

The Staff advised that the applicant has not submitted required data for preliminary approval. A continuance of this item was recommended.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to continue Osage Oaks to October 1, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Oxford Place (PUD #231) (383) 66th Place and South Sheridan Road (RS-3)

Mr. Wilmoth recommended this item be tabled.

The Chair, without objection, tabled Oxford Place.

Fallbrook (PUD #232) (2702) NW corner of Pine Street and North Union Avenue
(RM-1 and RS-3)

Oak Creek (3402) SE corner of Newton Street and North 24th West Avenue
(RM-1 and OL)

The Staff advised the Commission that these plats had met all conditions of approval, all the necessary release letters were received and they were ready for final approval.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the final plats of Fallbrook and Oak Creek and release same as having met all conditions of approval.

FOR WAIVER OF PLAT:

Z-5434 Don Fitzwater (3193) South side of 58th Street, at Quincy Avenue (RM-2)

The Staff presented the request with the applicant not represented.

Mr. Wilmoth advised that this is a request to waive plat on one whole lot as platted, as "Lot 5, Southlawn Addition." This has already been submitted and approved as a Sketch Plat ("Baystone") and the requirements already set forth. If the conditions set forth on the Sketch Plat can be accomplished without the plat, the Staff sees no objection to the request, subject to concurring approval of the remainder of the T.A.C.

If the plat is waived, there will be utility easements required by separate instrument, including language therein pertaining to pavement repair over water lines.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5434, subject to the conditions:

Z-5434 (continued)

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the waiver of plat on Z-5434, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. (Utilities) Coordinate with Subsurface Committee if underground plant is planned. Dedicate by separate instrument, easements as required by the utility companies.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
4. Drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission. (On-site detention may be required to minimize impact of runoff.)
5. A topo map shall be submitted for review by T.A.C. (Sub. Reg. IV, 3g) (Submit with paving and drainage plans)
6. 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. (Health Dept.)
7. The Zoning Application pending (Z-5434) shall be approved before records search is released, or if not approved for RM-2, a revised plan should be submitted conforming to the applicable zoning. (Staff)
8. All other Subdivision Regulations shall be met prior to release of final plat. (Staff)

LOT-SPLITS:

L-14975	Betty Knight Broach, et al	(2883)	L-15018	Employee Transfer Corporation	(874)
15008	Lindel V. Adair	(2484)	15019	Dwight & Carol Atchley	(2282)
15016	Rex Graves, City Engineer	(3194)	15020	TURA	(2502)
15017	Everett R. Myers	(1202)	15021	B. E. & Joann Barnes	(483)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") for ratification of prior approval of the above-listed lot-splits.

FOR WAIVER OF CONDITIONS:

L-15006 Never Fail Builders (283) (PUD #187) SW corner of 63rd Street and South Memorial Drive (RS-3)

The Staff advised that this split is to separate the clubhouse and related facilities since they will be owned and maintained by an association or similar organization. There is no change in the layout as processed with the recently filed plat and PUD. (Waiver of frontage on a dedicated street is being requested.)

The Technical Advisory Committee and Staff recommended approval of L-15006 as requested.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the waiver of conditions on L-15006.

OTHER BUSINESS:

PUD #190 Larry Putman 6112 East 74th Street South

Mr. Alberty advised that the dwelling has not been built. This is a corner lot and will maintain more than 22' of setback, including the minor amendment. The Staff recommended approval.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve a minor amendment to permit a 2.67' encroachment in a 25-foot building setback on Lot 7, Block 2, Minshall Park I Addition.

PUD #198-A Fred Chadsey SE corner of 61st Street and Lakewood Avenue

Wayne Alberty advised that this application was approved as a minor amendment previously. He noted that the Planned Unit Development #198-A is located on the south side of 61st Street, between Maplewood Avenue and Lakewood Avenue. Development Areas "B & C" were approved for a one-story office building with a maximum of 19,000 sq. ft. of floor area. The site plan reflects the following:

- 1) A maximum office floor area of 19,000 square feet,
- 2) 80 parking spaces,
- 3) building setbacks meeting or exceeding the minimum required,
- 4) a landscaped area including a berm on the west side, and
- 5) a monument sign not exceeding 32 square feet of display surface area and 4 feet in height.

All of the conditions of approval for the minor amendment have been met and the Staff recommended approval of the detailed site plan.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the detailed site plan and landscape plan for Development Areas "B & C" of PUD 198-A.

PUD #217 Tom Tannehill West side of Lewis at 76th Street

The Staff advised that the Planned Unit Development #217 is located on the west side of Lewis Avenue at 76th Street. The 8-acre tract has been approved for two high-rise condominiums, a total of 186 dwelling units. The applicant's final site plan meets the conditions of approval, which are:

1. A maximum of 186 dwelling units,
2. a minimum of 480 parking spaces to include open parking as well as structural parking,
3. a minimum of 62% of the net area to be maintained as open space, including gasebo's and pedestrian paths, and
4. a perimeter privacy fence, private access drives and a security gate-house.

The Staff recommended approval of the final site plan as submitted.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Inhofe, Keleher, Petty, T. Young "absent") to approve the final site plan of PUD #217.

There being no further business, the Chair adjourned the meeting at 1:50 p.m.

Date Approved September 24, 1980

Carl Kempe
Vice Chairman

ATTEST:

Cherry A. Kempe
Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1979-1980

Account Number	Claim Number	Vendor	Amount
8380	12932	Bixby Bulletin	6.24
9200	12933	Dan P. Scott and Sons	932.00

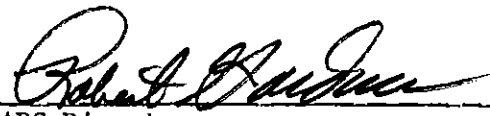
Claims: 1980-1981

7152	12934	American Planning Association	13.40
6260	12935	Automobile Club of Oklahoma	279.50
7152	12936	Downtown Idea Exchange	62.00

This is to certify that the above claims are true, just and correct to the best of our knowledge.



 TMAPC Fiscal Officer



 TMAPC Director



TMAPC RECEIPTS
Month of August, 1980

ZONING

City Zoning Fees	(16)	\$ 2,003.00	
Fee Waived	(0)		\$ 2,003.00

LAND DIVISION

Subdivision Preliminary Plats	(4)	\$ 200.00	
Subdivision Final Plats	(7)	368.00	
Lot-Splits	(21)	115.00	
Fee Waived	(5)		\$ 683.00

MAPS

\$ 856.20

MISCELLANEOUS

\$ 63.40

BOARD OF ADJUSTMENT

Fee Waived	(1)		\$ 2,655.00
			\$ 6,260.60

Depository Ticket

City Receipt

719	068020	\$ 1,341.65
720	068428	1,508.55
721	068808	1,909.85
722	069198	1,735.55

\$ 6,495.60

* Less: (235.00)

\$ 6,260.60

CITY BOARD OF ADJUSTMENT

\$ 2,655.00

CITY SHARE

\$ 1,802.80

COUNTY SHARE

\$ 1,802.80

* Less:

Board of Adjustment Fee - John W. Chalender, Jr.	\$ 25.00	-Receipt #26163	Deposit #063947
Board of Adjustment Fee - Wm. L. D. Riggins	\$ 25.00	-Receipt #26374	Deposit #066704
Board of Adjustment Fee - R. B. McDaniel	\$ 50.00	-Receipt #26519	Deposit #068020
Lot Split Fee - Marian Peachey	\$ 10.00	-Receipt #26472	Deposit #067392
Zoning Application Fee - Tom Ogburn	\$125.00	-Receipt \$26266	Deposit #065319

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