

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1395  
Wednesday, February 17, 1982, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Higgins Holliday, 2nd Vice- Chairman Kempe, 1st Vice- Chairman Petty, Secretary Rice Young	Freeman Parmele Inhofe	Chisum Compton Gardner Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, February 16, 1982, at 9:55 a.m., as well as in the Reception Area of the INCOG Offices.

Vice Chairman Kempe called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES:

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the minutes of January 20, 1982 (No. 1391) and January 27, 1982 (No. 1392).

REPORTS: Receipts and Deposits

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the Report of Receipts and Deposits for the month ending January, 1982.

PUBLIC HEARING:

Consider Amending Title 42, Sections 610 & 1800 of Tulsa Revised Ordinances (Tulsa Zoning Code) and Tulsa County Zoning Code.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to continue the Public Hearing to Consider Amending Title 42, Section 610 and Section 1800, Tulsa Revised Ordinances (Tulsa Zoning Code) and the Tulsa County Zoning Code until March 3, 1982, for additional research per Staff request.

SUBDIVISIONS:

For Preliminary Approval:

Cedar Ridge Park Addition (2483) 97th Street and South Mingo Road (RS-3)

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to continue consideration of Cedar Ridge Park Addition to March 3, 1982, per the applicant's request.

West Highlands Plaza Addition (Resub.) (PUD #169) (382) West 67th Street and South 29th West Avenue (RS-3)

The Staff advised the Commission that this plat had been submitted for preliminary approval, but that the conditions of the preliminary plat had been met, all letters of approval had been received and the plat was recommended for preliminary and final approval and release.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the preliminary and final plat of West Highlands Plaza Addition (Resub.) and release same as having met all conditions of approval.

41st and Garnett (3094) SW corner of 41st Street and Garnett Road (CO)

The Staff presented the plat with the applicant not represented.

This plat had been submitted previously and even had an approval on (January 2, 1980), but the approval expired and another zoning application has since been filed and approved for "CO". The CO zoning requires a site plan review, as well as the plat and conditions reflected in the restrictive covenants, much the same as a PUD. Therefore, since a site plan was not submitted with this plat, only the basic conditions applicable to all plats are listed. All of the detailed conditions in the review of the site plan are covered in condition #1. A plat was submitted, titled ATRIA ONE, which is the first phase development, and includes the first two blocks shown on 41st and Garnett. A site plan also accompanies that plat in accordance with the CO zoning provisions. The T.A.C. will have an opportunity to make more detailed recommendations at the next meeting when ATRIA ONE and the site plan is reviewed. It was the opinion of the T.A.C. that since the 1st phase plats would be reviewed at the next meeting, that 41st and Garnett simply be treated as a sketch plat and details applied to the plats to be reviewed at the next meeting.

Therefore, the Technical Advisory Committee voted to recommend approval of the sketch plat of 41st and Garnett, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the Sketch Plat for 41st and Garnett, subject to the following conditions:

41st/Garnett (continued)

1. All conditions of CO Site Plan Review shall be met prior to release of final plat, including any applicable provisions in the covenants, or on the face of the plat. Include approval date and references to Sections 800-850 of the Zoning Code, in the covenants.
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 should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants relating to water and sewer.)
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Paving and/or 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 the City Commission.
8. 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.
9. Access points shall be approved by City and/or Traffic Engineer, and shown on plat. On Lot 3, line up drives with drives on the north side of 41st Street. On 129th East Avenue, line up 43rd Street.
10. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. (Include subsurface provisions dedications for storm water facilities and CO information, as applicable.) (Covenants submitted do not meet the CO criteria at this time.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All Subdivision Regulations shall be met prior to release of final plat.

Birmingham Circle Addition (2093) 40th Street and South Birmingham Ave. (RS-2)

The Staff presented the plat with the applicant represented by Henry Daubert.

This plat has a Sketch Plat approval, subject to conditions.

In the Sketch Plat review by the T.A.C., the question of whether 40th St. should be tied to the dead-end stub to the east was not fully resolved at that time. The approval was "subject to Traffic and City Engineers." The plat submitted does not show the tie, which was recommended by the T.A.C. and the Staff, for traffic circulation and utility connections, as well as fire protection and safety. Mr. Daubert had reminded the T.A. C. that the Planning Commission did not require the street to be extended during consideration of the PUD.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Birmingham Circle, subject to the conditions, and indicated that the City Engineer and Staff were still opposed to closing the street connection, but would abide by previous Planning Commission decisions.

Mrs. Clara Buchele of 2705 East 40th Street was opposed to the extension of the street because it would encourage cars to race through this residential district to the high school. She informed the Commission that all the families on this street oppose connecting the streets, but would agree to a cul-de-sac.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the preliminary plat for Birmingham Circle Addition and that the street remain a cul-de-sac, all subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
2. Fence area - should not be included in 2½' of utility easements.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat, (including tie to dead-end line on 40th Street).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. Paving and/or 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 the City Commission.
7. Covenants should include provisions for maintenance of the tree well and identify same on plat.
8. All (other) Subdivision Regulations shall be met prior to release of the final plat.

For Final Approval and Release:

Burning Tree Plaza Amended (PUD #112) (183) 63rd Street and South 86th  
East Avenue (RS-3)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the final plat of Burning Tree Plaza Amended and release same as having met all conditions of approval.

Motel Six First Addition (594) North and East of 11th Street & Garnett Rd.  
(CS)

The Chair, without objection, tabled this item.

Georgetown Court (2993) East of the NE corner of 47th Street and South Gary  
Avenue (RM-T)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the final plat of Georgetown Court and release same as having met all conditions of approval.

Elmcrest Park (3293) SE corner of 51st Street and Columbia Place (OL)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the final plat of Elmcrest Park and release same as having met all conditions of approval.

South Tulsa Office Park (PUD #198) (383) 61st Street and South Maplewood Ave.  
(OL)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele and Inhofe, "absent") to approve the final plat of South Tulsa Office Park and release same as having met all conditions of approval.

The Westbank (1192) 1700 Block of South Jackson Avenue (OM)

Sixty-One Riverside (182) 61st Street and Riverside Drive (RM-2)

The Chair, without objection, tabled these items.

Oak Haven II (3191) West 56th Place and South 168th West Avenue (RS)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the final plat of Oak Haven II and release same as having met all conditions of approval.

For Access Change on Recorded Plat:

Metro Park (3293) 5600 Block of South 129th East Avenue (IL)

Mr. Wilmoth advised this request is to move two existing access points and add one new one on Lot 6 and the south 99' of Lot 5, Block 5 of Metro Park.

The Traffic Engineering Department has approved the request and the Staff recommended the Planning Commission concur.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Gardner, Holliday, Higgins, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the request for access change in Metro Park Addition.

For Waiver of Plat:

CZ-40 Gene Boomershire (1562) 20600 Block South Union Avenue (CS)

The Staff advised this is a request to waive plat on approximately 10 acres of land on the west side of Okmulgee Beeline (South Union Ave.) about 1/2 mile north of the Okmulgee County Line. A large metal building already exists on the property that houses a commercial business. It will require approval of the Health Department for septic or sewage disposal. Access control is subject to the State Highway Department.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on CZ-40, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the waiver of plat on CZ-40, subject to the following conditions:

- (a) Health Department approval, and
- (b) access control in accordance with the State Highway Department.

Z-5634 G. B. Menkoff, DDS (3191) SE corner of 55th Street and South Peoria Avenue (OL)

This is a request to waive plat on Lot 1, Block 6, J. E. NICHOLS Subdivision. Plans are to remodel the existing building into offices. The Staff noted that only 35' was dedicated from the centerline on South Peoria by the original plat. An additional 15' of right-of-way will be required to meet the Major Street Plan. Any grading plans must be approved by the City Engineer. The Traffic Engineer may want to restrict access by separate instrument. The City Engineer noted on-site detention is required.

Z-5634 (continued)

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5634, subject to the conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the waiver of plat on Z-5634, subject to the following conditions:

- (a) Dedication of an additional 15' of right-of-way on Peoria Avenue to meet the Major Street Plan,
- (b) dedication of the east 17½' for utility easement, and
- (c) grading & drainage plan approval in permit process.

Z-5667 A. C. Saint (393) West of the SW corner of Archer Street and Sheridan Road (IL pending)

This is a request to waive the plat requirement on Lots 16 and 17, Block 2, Greenlawn Addition, since it is already platted. The Planning Commission waived the plat requirement on the adjacent lot to the east (15). Any paving and/or grading plans will be subject to approval of the City Engineer. (none required) Some easements will be needed for existing and future utilities.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5667, subject to the condition.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve the waiver of plat on Z-5667, subject to the following condition:

- (a) Utility easements as needed by utilities. (Tentatively at the west 10' and south 17½')

LOT-SPLITS:

For Ratification of Prior Approval:

L-15396 ( 783)	St. John Medical Center, Inc.	L-15403 (1392)	Bryan C. McCracken
15398 ( 783)	Livingston 71st Corp.	15404 (3094)	Utopia Realty Corp.
15399 ( 192)	One Tulsa Property, Ltd.	15406 ( 893)	Fountain Square Partnership

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") that the approved lot-splits listed above be ratified.

For Waiver of Conditions:

L-15387 Ron Holcombe (1973) South of East 151st Street South, East side of South Peoria Avenue (AG-County)

This is a request to split a 4.9 acre tract into three (3) tracts with the easterly tracts to have handles for access and utilities. A

L-15387 (continued)

waiver of the AG 200' frontage requirement is being asked to permit this handle design, and the 2-acre minimum size requirement. Approval by the Health Department for the septic systems will be required, as well as a minor variance on the frontage by the Board of Adjustment.

County Engineering Department emphasized to the T.A.C. that the access "handles" were to be private access and that the County would not maintain same. Also, right-of-way on Peoria shall meet the Major Street Plan. (Applicant was not requesting waiver of the Major Street Plan right-of-way.)

The Technical Advisory Committee and Staff recommended approval of L-15387, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to approve L-15387, subject to the following conditions:

- (a) Board of Adjustment approval of frontage; and
- (b) Health Department approval of septic systems.



Z-5663 (continued)

Beginning on the South line of Said Lot 1, at a point measured 350.55 feet along the South line of Said Lot 1, from the South-west corner thereof (this point is also sometimes referred to as the Southeast corner of the West 5.66 acres of Said Lot 1); thence West along the South line of Lots 1 and 2 to a point on the South line of Said Lot 2, which point is 269.45 feet measured along the South line of Said Lot 2, from the Southeast corner thereof; thence in a Northerly direction along a straight line a distance of 702.22 feet to the intersection of the North line of Lot 2, at a point measured 269.45 feet along the North line of Said Lot 2, from the Northeast corner thereof; thence East along the North line of Lots 2 and 1 a distance of 620 feet to a point measured 350.55 feet along the North line of Said Lot 1 from the Northwest corner thereof (this point is also sometimes referred to as the Northeast corner of the West 5.66 acres of Lot 1); thence South on a straight line a distance of 705.77 feet to the intersection of the South line of Said Lot 1 and the point and place of beginning.

Z-5664 Bogan (Adair) 3922 West Edison Street

AG to RM-1

A letter was received from the applicant on February 8, 1982, requesting this application be continued until the first available date in March (Exhibit "A-1").

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to continue consideration of Z-5664 until March 3, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center, per applicant's request.

OTHER BUSINESS:

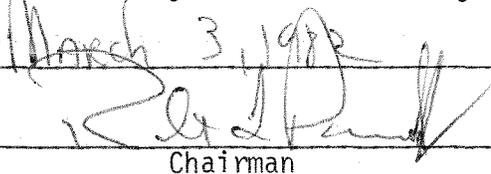
PUD #282 Charles Norman (Kensington Company) SW corner of 71st Street and South Lewis Avenue

The applicant requested a continuance from March 10, 1982, to March 17, 1982. This was inadvertently advertised in the Tulsa Daily Legal News as March 10, 1982, Public Hearing, but the sign displayed on the property will show March 17, 1982, hearing. Corrected Notices of Public Hearing will be sent to property owners within a 300-foot radius.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, Inhofe, "absent") to continue consideration of PUD #282 from March 10, 1982, to March 17, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center, per applicant's request.

There being no further business, the Chair adjourned the meeting at 1:55 p.m.

Date Approved \_\_\_\_\_

March 3, 1982  
  
Chairman

ATTEST:

  
Secretary

TMAPC RECEIPTS  
MONTH OF JANUARY, 1982

ZONING

Zoning Fees	(17)	\$2,021.00	
Fee Waived	( 0)		
			\$2,021.00

LAND DIVISION

Subdivision Preliminary Plats	( 6)	\$ 300.00	
Subdivision Final Plats	( 6)	300.00	
Lot-Splits	(20)	130.00	
Fee Waived	( 0)		
			\$ 730.00

BOARD OF ADJUSTMENT

Board of Adjustment Fees	(52)	\$ 2,495.00	
Fee Waived	( 0)		
			\$2,495.00
			\$5,246.00

DEPOSITORY TICKET

CITY RECEIPT

785	012730	\$ 1,095.00	
786	013305	405.00	
787	013868	1,805.00	
788	014278	1,941.00	
			\$5,246.00

CITY BOARD OF ADJUSTMENT

\$ 1,860.00

COUNTY BOARD OF ADJUSTMENT

\$ 635.00

CITY SHARE

\$ 1,375.50

COUNTY SHARE

\$ 1,375.50

