

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1407
Wednesday, May 19, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice-Chairman Higgins Hinkle Kempe, 1st Vice-Chairman Rice Young	Freeman Gardner Parmele Petty Inhofe	Chisum Compton Gardner Matthews Wilmoth	Jackere, Legal Department

The notice and Agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, May 18, 1982, at 1:25 p.m., as well as in the Reception Area of the INCOG Offices.

1st Vice Chairman Kempe called the meeting to order at 1:40 p.m.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the minutes of April 28, 1982 (No. 1404) and May 5, 1982 (No. 1405).

REPORTS:

Comprehensive Plan Committee Report:

The Comprehensive Plan Committee met at 12:00 p.m. on May 12, 1982, and will report during the public hearing to be held at the end of this meeting.

Rules and Regulations Committee Report:

The Rules and Regulations Committee met at 2:00 p.m. on May 5, 1982, and will report during the public hearing to be held at the end of this meeting.

SUBDIVISIONS:

For Preliminary Approval:

Gleneagles (PUD #281) (183) 64th Street and South Mingo Road (RM-1, RS-3)

Mr. Wilmoth advised this item has been continued several times and no parties were present at any of these meetings. The Staff recommends that the plat be tabled and placed on a future agenda at the request of the applicant.

The Chair, without objection, tabled this item.

McMichael Acres (1492) East of the NE corner of West 23rd Street and South
Jackson Avenue (IM)

The Staff presented the plat with the applicant represented by Adrian Smith, who agreed to the conditions.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of McMichael Acres, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Preliminary Plat of McMichael Acres, subject to the following conditions:

1. 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.
2. Show a 20-foot restricted water line on east side of the plat, or grant by separate instrument.
3. 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.
4. 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.
5. Access points shall be approved by the City and/or Traffic Engineer.
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.
7. All lots, streets, building lines, easements, etc., shall be completely dimensioned. (Show a 35-foot building line on West 23rd Street (110' from the centerline) although the building encroaches on it.)
8. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
9. 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.)
10. All Subdivision Regulations shall be met prior to release of the final plat.

Park Center 61 (182) West of the SW corner of 61st Street and Peoria Avenue (CS)

The Chair, without objection, tabled this item.

Country Club Oaks Townhouse Addition (PUD #223-A) (3402) NW corner of West Edison Street and Guthrie Avenue (RS-2 & RM-0)

The Staff presented the plat with the applicant not represented.

This tract had a Sketch Plat approval (October 11, 1979), but it has been revised and an amended PUD filed (#223-A) so this is a new submittal.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Country Club Oaks Townhouse Addition, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Preliminary Plat of Country Club Oaks Townhouse Addition, subject to the following conditions:

1. Even though this has been previously platted, the applicant should be sure and verify location of storm drains if this has not already been accomplished.
2. Include PUD requirements in Section II, "N", that are not evident on the face of the plat. Also in Covenants, Section 1-A, page 1, change "telephone" to "communications", or specifically include Cable TV. Omit last paragraph at bottom of page 1, since it is covered on page 2, item C. Page 3, Section 1, item E. include a line that indicates that the mutual access easement is to be privately maintained.
3. Access to Edison shall be approved by the Traffic Engineer. (This may need to be restricted to "emergency access only.") Also, according to the PUD, the driveway paving extending to the north edge of the property should end 10' from the property line.
4. All conditions of PUD #223-A shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants. Show PUD number on the face of the plat.
5. 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.
6. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (main extension required.)
7. 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).
8. 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.

Country Club Oaks Townhouse Addition (continued)

9. 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.
10. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
11. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
12. 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.
13. 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.)
14. All Subdivision Regulations shall be met prior to release of the final plat.

Newman Brothers Subdivision (2603) NW corner of Virgin Street and North 69th
East Avenue (IL)

The Staff presented the plat noting the applicant, (Bobby Brummett) was agreeable to the conditions, but was not present.

A revised plat that had met some of the conditions had been submitted.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Newman Brothers Subdivision, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Preliminary Plat for Newman Brothers Subdivision; subject to the following conditions:

1. Include language for Water and Sewer Department, 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. 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.
4. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)

Newman Brothers Subdivision (continued)

5. All curve data shall be shown on the final plat where applicable. (Including corner radii)
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.
7. 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.)
8. All Subdivision Regulations shall be met prior to release of the final plat.

Elizabeth Park (1793) South side of South Lewis Avenue, South of 21st Street
(RM-T)

The Staff presented the plat with the applicant represented by Ted Sack, who had no objections to the conditions.

Note: The Board of Adjustment has approved the setbacks (Case #11823), which will permit a setback of 55' from the centerline of Lewis Avenue and a 15' rear yard. The Staff notes that a 60' building line is shown by the applicant, although 55' was permitted. It should also be noted that Lots 4, 5, 6 & 7, contain two existing duplexes, which will be split down the common wall in order to have each unit on a separate lot. (The applicant should assure that separate utility connections are in place, or arrangements made for maintenance of any common lines.)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Elizabeth Park, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Preliminary Plat for Elizabeth Park Addition, subject to the following conditions:

1. Show a tie dimension to the centerline of 21st Street, or as directed by the City Engineer.
2. In Covenants, Section I, "A", change "telephone" to "communications", or specifically include Cable TV. Also in Section I, at bottom of page, omit last paragraph, since it is covered under item "C" on pages 2 and 3. In Section III, page 7, add that the time limitations do not apply to utility grants in Section I.
3. 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.
4. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in the Covenants relating to the Water and Sewer Department.)

Elizabeth Park (continued)

5. 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).
6. 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.
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. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted, or other bearings as directed by the City Engineer.
9. Access points shall be approved by the City and/or Traffic Engineer.
10. 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.
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 the final plat.

Raintree Addition (182) 6700 Block on the West side of South Peoria Avenue
(CS & RM-2)

The Staff presented the plat with the applicant represented by Ted Sack.

Note: This tract has Board of Adjustment approval for apartment use at RM-2 standards. (Case #11825).

The applicant's engineer submitted a revision of the plat which included a portion at the SW corner that lies within the Riverside Expressway (or "parkway"). The Staff recommends that the plat show a building line in that location which would keep the area clear for later land acquisition. (The approved site plan at the Board of Adjustment did not include the area that would be within the proposed expressway or parkway.)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Raintree Addition, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Preliminary Plat for Raintree Addition, subject to the following conditions:

1. Show ties and/or dash in 67th & 68th Streets for reference points.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned.

5.19.82:1407(6)

Raintree Addition (continued)

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 the final plat.
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). (if applicable?)
5. A request for a 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. Access points shall be approved by the Traffic Engineer.
8. 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.
(Convey 100-year storm to Arkansas River.)
9. 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.
10. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of 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 the final plat.

One Summit Plaza (PUD #274) (3293) South Lewis Ave., at 59th Street (OM, RS-2)

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to continue this item to June 2, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center, as requested by the applicant.

For Waiver of Plat:

Z-5614 (Golden Valley) (3194) 5645 South 107th East Avenue (IL)

This is a request to waive plat on the north 150' of Lot 6, Block 1, of the above named subdivision. The tract has been rezoned for industrial use and the applicant has submitted a plot plan for an industrial building near the southwest corner of the tract. Waiver would be subject to grading

Z-5614 (continued)

plans (if required) through the permit process and any utility extensions necessary. The Water and Sewer Department advised that the only condition on which they would recommend waiver of plat, would be assurance of construction of adequate replacement water mains in the area. Service is inadequate for industrial use and fire protection, from the existing 2" line.

The applicant was not present.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5614, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve this request for Waiver of Plat on Z-5614, subject to the following conditions:

- (a) Grading plan approval through the permit process. (Detention or fee in lieu thereof) and
- (b) extension of water lines to provide adequate service and provide fire protection.

Z-5687 (Pennant Addition) (594) NE corner of 11th Street and South 123rd East Avenue (CS)

This is a request to waive the plat on Lots 1 and 2, Block 3, of the above named subdivision. The applicant proposes to use the property for boat sales. The Health Department has approved a septic system for the intended use. (No sewer is available.) The Traffic Engineer had no objection to the waiver, subject to further review of the plot plan and intended use.

Roy Johnsen was present for the applicant.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5687, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the request to waive Plat on Z-5687, subject to the following conditions:

- (a) Storm water detention, or fee in lieu of, and
- (b) approval of access changes recommended by the Traffic Engineer.

Z-5700 Alsuma Addition (3094) NW corner of 51st Street and South 103rd East Avenue (RS-3 to IL)

This is a request to waive plat on Lots 5-24 inclusive, Block 53, (less right-of-way dedications) in Alsuma Addition. The Staff notes that the alley and South 102nd East Avenue have been closed by Ordinance #15257. Review of the applicant's plot plan shows that the buildings do not meet the setbacks required by IL zoning, so will either need to be moved, re-designed, or a request for variance submitted to the Board of Adjustment. The Staff has no objection to the plat waiver other than the comment regarding building setback. The City Engineer will require grading plans and the Traffic Engineer will require an access agreement

Z-5700 (continued)

on 51st Street.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5700, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the request to waive Plat on Z-5700, subject to the following conditions:

- (a) Grading plan approval by the City Engineer through the permit process,
- (b) access agreement, and
- (c) a north-south utility easement if easement rights are not retained in vacated 102nd East Avenue.

For Clarification (Plat previously approved):

Witt Center (2793) South side of Skelly Drive, South of 41st Street (CH)

Mr. Adrian Smith was present for the applicant. There was an access problem and the plat itself met the Subdivision Regulations. It was released by the Planning Commission, but Traffic Engineering Department had a problem with access in relation to the I-44 service road. The problem existed whether or not it was platted. A compromise plan was reached so there would not be a conflict in traffic. Everything has been resolved.

This item was withdrawn and no action was taken.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15472 (3602) TURA	L-15479 (1783) Consolidated Property Ventures
15473 (3382) Troy Hood	
15474 (692) Richard & Carol Posson	15481 (3602) TURA
15475 (603) Home Investments, Inc.	15482 (703) C. Broyles
15476 (2103) E. C. Geppelt	15483 (1894) Richard and Jean Zietlow
15477 (192) TURA	

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") that the approved lot-splits listed above be ratified.

Lot-Split For Waiver:

L-15463 - Bason Company, et al (594) West side of East Skelly Drive, North and East of 11th Street and Garnett Road (CS)

This request creates three (3) tracts out of the remainder of Lot 1, Block 1, Crossroads Mall (Plat #2957). The westerly portion of said Subdivision has been replatted into "Motel Six First". The east lot and west lot of the proposed split will have over 150' of frontage and not require a waiver. The middle lot will only have 50' of actual frontage on the service road of I-44 and will require a waiver of the

L-15463 (continued)

zoning minimum of 150'. The middle lot will also have two points of access; one directly to the service road and one through a mutual access easement to the west. Approval will be subject to Board of Adjustment approval of the 50' frontage. The Water and Sewer Department advised that both water and sewer main extensions will be required. The Traffic Engineering Department advised the applicant to be sure and keep his actual access driveways within the platted access points of record. The City Engineer advised that storm water detention will be required, or fee in lieu of.

The Technical Advisory Committee and Staff recommended approval of L-15463, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, "absent") to approve L-15463, subject to the following conditions:

- (a) Board of Adjustment approval of frontage,
- (b) grading plans through the permit process (detention on site, or fee in lieu of),
- (c) water and sewer main extensions as required by the Water and Sewer Department, and
- (d) 17½' for utility easement along the west side of the tract and all along the north side, back to Skelly Drive, or as required by utility companies.

PUBLIC HEARINGS:

PUBLIC HEARING TO CONSIDER AMENDING DISTRICTS
2, 5, 9, 17 AND 18 PLAN MAPS, A PART OF THE
OFFICIAL COMPREHENSIVE MASTER PLAN FOR DEVELOP-
MENT OF THE TULSA METROPOLITAN AREA.

Notice of this hearing was published in the Tulsa Daily Legal News (Exhibit "A-1"). Bob Gardner presented maps detailing the changes needed to Districts 2, 5, 9, 17 and 18. Zoning amendments have been approved in these Districts during the past year that are not in accordance with the District Plans; therefore, the Maps need to be amended as follows per the City Commission directive.

District 2 - The Map designation be changed to Medium Intensity - Industrial for the area north of Pine Street, between Utica and Victor Avenues; for the area north of Apache Street, between Pittsburg and Toledo Avenues; for one lot east of Toledo, north of Pine; and, changing to Medium Intensity, No Specific Land Use, the area north of Pine, east of Pittsburg.

Mr. T. W. Daugherty, 2217 North Quincy Avenue, owns a small lot on Toledo at 29th Street North. His parcel was originally zoned single-family and since the area is planned to be rezoned commercial, he was concerned whether his property would remain single-family and multi-family. The commercial zoning would be agreeable to him. Mr. Gardner explained to Mr. Daugherty that he would have to file an application to rezone his property, but the area would be designated for commercial or industrial.

District 5 - The Map designation be changed to Low Intensity for 4 lots west of Darlington, south of 21st Street; Medium Intensity, Commercial to the east and north of 11th Street and the Mingo Valley Expressway; Medium Intensity, Office between I-44 and 22nd Place South and between 91st and 92nd East Avenues; and, to Medium Intensity between I-244 and Admiral Place, at 129th East Avenue.

District 9 - The Map designation be changed to Medium Intensity at 50th and 51st Streets between 33rd West Avenue and 32nd West Avenue.

District 17 - The Map designation be changed to Medium Intensity east of Garnett Road and south of I-44; and, to Medium Intensity south of I-44 and west of 127th East Avenue.

District 18 - The Map designation be changed to Medium Intensity, Office on the east side of Lewis Avenue, between 57th Street and 59th Court; to Medium Intensity on the east side of Peoria Avenue between 58th and 60th Streets; to Special District I on the west side of Mingo Road from 56th to 61st Streets; to Medium Intensity Office north and east of the northeast corner of 71st Street and South Peoria Avenue; Medium Intensity, Office on the north side of 71st Street, east of Joe Creek; Medium Intensity on 61st Street between Joe Creek and Zunis Avenue; Low Intensity north of 71st Street and west of Sheridan Road, except platted residential subdivisions; Medium Intensity on Peoria Avenue between 61st and 71st Streets South; and, to Medium Intensity, Office between I-44 and 51st Street except for intersection nodes; and, to Medium Intensity, Office south side of 51st Street between Columbia Place and Evanston Avenue.

OTHER BUSINESS:

PUD #252-A Bob Tennison - The Vineyard -- 55th Place, East of Lewis Avenue

Site Plan Review:

Staff Recommendation:

The subject tract is located on the north side of 55th Place, on both sides of Atlanta Place. The property is zoned RM-T and RD and the applicant is requesting Detail Site Plan approval.

The Staff has reviewed the applicant's Site Plan and find it to be consistent with the Development Plan and Text. Therefore, the Staff recommends APPROVAL.

<u>ITEM</u>	<u>PUD APPROVED CONDITIONS</u>	<u>SUBMITTED</u>
Area (RM-T):	1.31 acre	1.31 acre
(RD):	1.30 acre	1.30 acre
Permitted Uses:	Single-Family Attached	Single-Family Attached
Maximum Number Units:	27 units	27 units
Minimum Parking Spaces:	54 spaces	54 spaces
Minimum Livability Space:	44,520 sq. ft.	59,530 sq. ft.
Minimum Setbacks		
Perimeter Yards (north, east & west)	15 feet	15 feet
From Atlanta Place (east side):	20 feet	20 feet
(west side):	11 feet	11 feet
From 55th Place (R/W):	25 feet	25 feet
Between Buildings:	20 feet	20 feet

The Staff would like to note that a Final Plat has not been completed and filed of record on this project and would recommend that Detail Site Plan approval be made, subject to the approval and filing of record of, The Vineyard Amended, a replat of Lots 1-7, Block 1 of "The Vinyard" an addition to the City of Tulsa, Tulsa County, Oklahoma.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Detailed Site Plan for The Vineyard Addition, subject to the conditions set out in the Staff Recommendation.

PUD #215-E Faith United Methodist Church, Lot 24, Block 40, Chimney Hills South

Site Plan Review:

Staff Recommendation:

Planned Unit Development No. 215-E is located north of East 91st Street South, between South 73rd East Avenue and South 77th East Avenue. PUD
5.19.82:1407(16)

PUD #215-E (continued)

#215 was approved by the TMAPC on September 27, 1978, and as a part of this approval Development Area "E" was required to meet the following conditions:

- (a) That the net area be 16.63 acres.
- (b) That the permitted uses include church and related activities, and single-family surrounding the church site.
- (c) That a site plan be approved by the TMAPC for the area depicting location of buildings, parking, and access prior to issuance of building permits.

The Staff has reviewed the submitted Site Plan and find it to be consistent with the PUD conditions and recommend APPROVAL, subject to the following conditions:

- (1) That a maximum of 12,500 square feet of sanctuary area can be constructed.
- (2) That a maximum of 12,000 square feet of classroom area can be constructed.
- (3) That a maximum of 16,000 square feet of fellowship building can be constructed.
- (4) That a minimum of 313 parking spaces for the total development shall be provided.
- (5) That a minimum of 114 parking spaces shall be provided for the existing sanctuary and proposed new classroom building.
- (6) That additional parking would be required per the Tulsa Zoning Code, if the future classrooms or fellowship buildings are constructed prior to the future sanctuary.
- (7) That the fellowship building cannot be used for additional sanctuary space unless required parking can be provided (1 space per 40 square feet of sanctuary floor area).
- (8) That a solid screening fence not less than 6 feet in height be constructed along the back property lines of Block 40, Lots 1-12 and the east side property line of Lot 8, when residential structures are constructed on said lots.
- (9) That the applicant's Site Plan be made a condition of approval for the PUD permitted uses of church and related activities, and that the applicant's Final Plat of Chimney Hills South, Block 40, be considered the Site Plan for single-family uses surrounding the church site.

PUD #215 (continued)

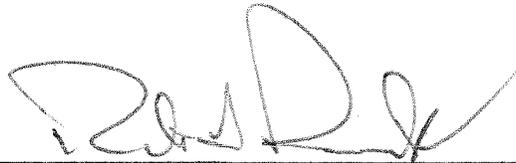
TMAPC Action: 6 members present.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Parmele, Petty, Inhofe, "absent") to approve the Detailed Site Plan for Chimney Hills South Addition, subject to the conditions set out in the Staff Recommendation.

There being no further business, the Chair adjourned the meeting at 2:45 p.m.

Date Approved _____

6-9-82



Chairman

ATTEST:



Secretary