

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1415
 Wednesday, July 21, 1982, 1:30 p.m.
 Langenheim Auditorium, City Hall
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice-Chairman	Freeman	Chisum	Linker, Legal Department
Higgins	Gardner	Compton	
Hinkle	Inhofe	Cross	
Kempe, 1st Vice-Chairman		Gardner	
Parmeale, Chairman		Lasker	
Petty, Secretary		Taylor	
Rice		Wilmoth	
Young			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, July 20, 1982, at 9:45 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmeale called the meeting to order at 1:30 p.m.

SUBDIVISIONS:

For Preliminary Approval:

Guier Woods IV East (PUD #292) (883) 75th Place and South Harvard Avenue (RS-1 & RS-2)

The Staff presented the plat with the applicant represented by John Woolman.

The Traffic Engineer has advised the applicant to make sure there is adequate vehicle stacking area outside the security gate. The O.N.G. advised the applicant that their easement along the south side needed to be shown.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of Guier Woods IV East Addition, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmeale, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to approve the Preliminary Plat fo Guier Woods IV East, subject to the following conditions:

1. South Gary Place and 75th Place have been vacated or closed by ordinance. Show ordinance number, or book and page of closure recording.
2. Covenants: Paragraph 4 is somewhat confusing in that the owner dedicates for "PUBLIC USE" all the streets, but goes on to say "AS AN ACCESS EASEMENT". This should be clarified. The time

Guier Woods IV East (PUD #292) (continued)

- Limitations in the next-to-last paragraph should clearly show that time limits do NOT apply to those utility grants in Sections 2, 3 and 4.
3. All conditions of PUD #292 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.
 4. 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.
 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. (if required)
 7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
 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.
 9. Access points shall be approved by the City and/or Traffic Engineer.
 10. 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.)
 11. 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.
 12. 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.
 13. All (other) Subdivision Regulations shall be met prior to release of the final plat.

C Bar C Ranch First Addition (2690) Coyote Trail and South 203rd West Avenue (RMH)

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to continue consideration of the preliminary plat for C Bar C Ranch First Addition until August 4, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center, as requested by the applicant, Lynn Calton.

Idyllwild II (3693) East of the NE corner of 61st Street and South 89th East Avenue (RM-T)

The Staff presented the plat with the applicant not represented, but the engineer had no problems with the conditions.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of Idyllwild II, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to approve the preliminary plat for Idyllwild II Addition, subject to the following conditions:

1. Identify property to the west of this plat as "Farmington". (The Plat has been filed.) Show a tie dimension to South 89th East Avenue for reference.
2. In Covenants: (a) Check/PSO regarding underground utility grant, (b) Page 1, paragraph 3 omit references to City of Tulsa as 3rd party beneficiary, since this is NOT a PUD, (c) Page 4, item 15; where are drainage easements? If none, omit this paragraph. (d) Paragraph 16, page 4, exclude paragraph 13 and 14 from time limitations.
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.
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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
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.

Idyllwild II (continued)

9. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
10. Street names shall be approved by the City Engineer. Show on plat as required and designate as "private".
11. Access points shall be approved by the City and/or Traffic Engineer. Access is O.K. Include provisions in covenants.
12. 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.)
13. 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.
14. 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.)
15. All Subdivision Regulations shall be met prior to release of the final plat.

Hampshire Lane (PUD #215) (1483) 87th Street and South Memorial Drive
(RS-3)

The Staff presented the plat with the applicant not represented, but Adrian Smith, the Engineer, has agreed to the conditions.

This plat has a sketch plat approval, subject to conditions. The Staff advised that the PUD allows a 20-foot front B. S. B. if developer wants to use it. 25-feet as shown was volunteered.

The plat submitted does not reflect the changes and conditions outlined in the covenants. A mutual access easement will provide access to garages in back of these units. The plat does not reflect this. Various side lot easements will need to be vacated, since the new lot lines do not coincide with the existing easements. Oklahoma Natural Gas Company easement on Memorial is not shown (west 10' of the east 50') and temporary back slope easement to Highway Department also does not show. The standard requirements, as listed, will also apply.

The Traffic Engineer previously recommended the private driveway be pulled away as far as possible from South Memorial Drive.

All of these comments were made on the "sketch plat" and the preliminary plat should be redrafted to show same.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of Hampshire Lane, subject to the conditions.

Hampshire Lane (PUD #215) (continued)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to approve the preliminary plat for Hampshire Lane Addition, subject to the following conditions:

1. All conditions of PUD #215, as amended, 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 plat.)
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. (Check with P.S.O. - 2nd sentence, 4th paragraph left out of covenants.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (if required)
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. (This tract is on Haikey Creek system and will require approval of RMUA.)
5. 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.
6. All curve data shall be shown on the final plat where applicable. (Including corner radii - 25' x 30'.) (Identify additional dedication on corners.)
7. Existing plat and/or easements need to be properly vacated and any existing utilities relocated if necessary.
8. 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.)
9. All Subdivision Regulations shall be met prior to release of the final plat.

Forest Park Church (2483) SW corner of 91st Street and Mingo Road (AG)

The Staff presented the plat with the applicant not represented, but Jack Cox has agreed to the conditions.

Note: Board of Adjustment approved the USE for this property, but it is still subject to a review of the Plot Plan prior to obtaining a building permit. (Case #12029)

Forest Park Church (continued)

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Forest Park Church, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 7-0-1 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young "aye"; no "nays"; Higgins, "abstaining"; Freeman, Gardner, Inhofe, "absent") to approve the preliminary plat for Forest Park Church, 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. (See O.N.G.) Existing easements should be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of the 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 the final plat. (if required)
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
5. 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. Show minimum floor elevation of 669'.
6. Access points shall be approved by the City and/or Traffic Engineer. Omit two accesses nearest intersection. Subject to review of a site plan. Release letter required.
7. 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.
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.

Tulsa Energy Center (PUD #261) (683) NE corner of 71st Street and Peoria Avenue (CS, RM-2 & RM-1)

The Staff presented the plat with the applicant represented by Craig Curry.

This tract of land was previously reviewed as "ASPEN WALK" and received a preliminary approval on August 13, 1980. Since that date, the use has changed and a PUD filed and approved for an office park development. The T.A.C. reviewed the general concept of the PUD on June 11, 1981, and had no objections. Some comments regarding the realignment of 71st Street and Peoria Avenue intersection and an access point on 71st Street were made by the Traffic Engineering Department. The plat submitted does show the realignment. The plat will be filed in phases. A preliminary plat was to be reviewed on May 27, 1982, by the T.A.C. and scheduled for Planning Commission review on June 2, 1982. The applicant requested that the application be pulled from the agenda, so it was not officially reviewed. Some changes were made in the building and parking lot layout, but this is essentially the same concept. Site plan review by the Planning Commission is required on the PUD, so if any amendments to the PUD are required, they can be accomplished at the same time. The review on this date (July 15, 1982) is for the first phase (Lot 1), but includes conceptual layout on the other lots for information at this time. Since the plat was not actually in the format of a preliminary plat, the T.A.C. felt only "sketch plat" could be granted at this time, but the applicant could probably combine preliminary and final in one review, so no time would be lost in the overall processing. Some of these conditions apply to overall plans and not just the 1st phase.

The Technical Advisory Committee and Staff recommended approval of the sketch plat for Tulsa Energy Center, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-1 (Hennage, Higgins, Hinkle, Kempe, Petty, Rice, Young, "aye"; no "nays"; Parmele, "abstaining"; Freeman, Gardner, Inhofe, "absent") to approve the sketch plat for Tulsa Energy Center, subject to the following conditions:

1. On the final plat make sure the first phase, Lot 1, is clearly defined and in the proper format for filing. (Include brief legal under title. Include the acreage and number of lots on the face of the plat near location map.)
2. Covenants refer to some reserve areas. Be sure these are clearly defined on the plat and the uses covered in the covenants. Also, in the covenants, include cable TV in SECTION I-A and include Water and Sewer Department's language in this same section. Make sure P.S.O. and Water and Sewer Department's language meets approval of those departments or agencies.
3. All conditions of PUD #261 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.

L-15516 (continued)

based on aerial photo's., that there were two residential structures. There was no intention for misrepresentation. He feels the requested lot is a reasonable size and is adequate to accommodate a reasonable structure and will not interfere with the high quality of the neighborhood. He requests that this application be approved, subject to Board of Adjustment approval.

Mr. Farris feels the applicant knew what the requirements were when the property was conveyed in March of 1982, to Mr. Edwards. It is his opinion that Mr. Lipe is intending to use part of this property for commercial development with the building in question being converted to a substandard home.

Mr. Wilmoth advised that the frontage for the two-acre tract would actually be 170' at the right-of-way line, due to a flare to 30' in the access "handle" for the remaining 6-acre tract. The average width (of the 2-acre tract) would be 185 feet. The remaining 6-acre tract would have a minimum 30-foot of frontage and an average width of 300 feet, so would not require a waiver or a lot-split.

Mike Taylor of the INCOG Staff assumed, from topo and aerial photographs of the area, that there are existing residential buildings and it was represented to be residential use of the tract.

Mr. Gardner explained that the property would not be coming to the Board for a split with a Staff Recommendation for approval if there were no residence on the lot. There are no other tracts in that area with that width. Usually, when a recommendation is made for waiver, it is because the frontages and the request is consistent with an area. That is not the case. If there is not a house, the Staff would make a recommendation in order to sell the property. (One individual may own two houses.) In this case, the Board has to consider the hardship created when the property was sold without a lot-split stamp of approval.

Commissioner Petty wondered if the T.A.C. would have recommended approval on the lot-split if the information made available today had been presented to them.

Commissioner Young suggested this be continued for one week in order to research the contract and see if the building is being used for residence. The applicant and protestant agree.

On MOTION of YOUNG, the Planning Commission voted 8-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Inhofe, "absent") to continue consideration of L-15516 until July 28, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

CONTINUED ZONING PUBLIC HEARING:

PUD #236-A Johnsen (Basta) 7500 Block of South Memorial Drive (RS-3 & OL)

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to continue consideration of PUD #236-A until August 4, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

7.21.82:1415(12)

ZONING PUBLIC HEARINGS

Application No. Z-5742 Present Zoning: RS-2
Applicant: City of Tulsa Proposed Zoning: RS-1
Location: Between 31st and 41st Streets and between Harvard and Lewis Avenues

Date of Application: June 29, 1982
Date of Hearing: July 21, 1982
Size of Tract: 1 square mile

Presentation to TMAPC by: INCOG
Address: 707 South Houston Avenue - 74127 Phone: 584-7526

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the proposed RS-1 District is in accordance with the Plan Map.

Staff Recommendation:

The subject properties are located within Section 20, Township 19 North, Range 13 East, which is bounded on the north by 31st Street and the south by 41st Street, on the east by Harvard Avenue and on the west by Lewis Avenue. Per the City Commission directive (Resolution approved January 22, 1982) properties currently zoned RS-2 which the owners wish to have rezoned RS-1, have been properly advertised for such change. Approximately 92% of the property owners within the section have consented to have their property rezoned RS-1.

The requested RS-1 zoning is consistent with the Comprehensive Plan; more nearly reflects the size of the existing lots in the area; and, therefore, the Staff recommends APPROVAL of RS-1 zoning.

Mr. Gardner explained that the process of developing and organizing the rezoning of property in the area bounded by South Harvard, South Lewis, East 31st Street and East 41st Street South from RS-2 to RS-1 has been jointly undertaken over the last months by TMAPC, Board of City Commissioners, INCOG Staff and citizens residing in the area.

Concerned citizens living in the mile section prepared and distributed a petition to area property owners requesting that the Board of City Commissioners rezone the existing RS-2 properties within this area from an RS-2 to RS-1 zoning classification. On January 22, 1982, the Board of City Commissioners passed a Resolution directing TMAPC to give notice and conduct a public hearing to consider the rezoning requested.

To prepare for this hearing today, the INCOG Staff provided materials and services to the citizens requesting the rezoning, such as copies of the Comprehensive Zoning Map, copies of the Land Use Map and copies of Zoning Atlas sheets (which indicate the subdivision names, lot and block numbers). The Tulsa County Assessor's Office and the Data Processing Department provided lists of property owners and legal descriptions for all property within the area and for all property within 300 feet of the proposed rezoning.

Z-5742 (continued)

Mrs. Pauline Walker and other concerned citizens used the materials provided to prepare and distribute another petition which more thoroughly covered the area. The results were recorded on maps and a list was prepared of those property owners who had not consented to rezoning. The INCOG Staff then sent another notice to the property owners who had not responded and this response was then recorded.

After following this procedure and identifying those properties wanting to be downzoned, the INCOG Staff published the Legal Notice for hearing to rezone the area bounded by South Harvard, South Lewis, East 31st Street South and East 41st Street South, except those properties for which the owners have not given formal consent. Some letters of consent were received after the notice was published and these will have to be readvertised. The property owners will have to make individual applications if they decide to rezone in the future.

Commissioners Young and Hennage noted they will abstain on the vote because they live in the area. Chairman Parmele commended the Staff and the citizens in the neighborhood for the work involved in this lengthy and difficult application.

An interested party from the audience asked about the existing lots that do not meet the RS-1 requirements. Mr. Gardner explained that if the property owner consented to the rezoning, the lot is nonconforming as to Bulk and Area Requirements. The only hardship would appear if they wanted to build on or add on to the house. This problem was brought up long ago and he feels the Board of Adjustment would look favorably at such an application if the surrounding physical conditions are correct.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-2 (Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; Hennage, Young, "abstaining"; Freeman, Gardner, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described properties be rezoned RS-1:

ALLEN ESTATES
BIRMINGHAM CIRCLE
BONNIE J.
BROADMOAR ADDITION
CHARLANE ESTATES, Blocks 6, 7,
8, and 9, LESS and EXCEPT: -Lot 5, Block 8
CHARLANE ESTATES AMENDED
Blocks 1 and 2, LESS and
EXCEPT: -Lot 4, Block 1
 -Lot 5 and the east 40 feet of vacated
 Evanston Avenue adjacent to Lot 5,
 Block 1, Lot 1, Block 2, Lot 6,
 Block 2.

CHARLANE ESTATES, Blocks 3,
4, and 5, LESS and EXCEPT: -Lots 2 & 3, Block 3
 -Lot 4, Block 4
 -Lot 12, Block 5.

CHARLANE ESTATES Block 6
RESUB. of LOTS 6, 7, 8, & 9,

Z-5742 (continued)

in BLOCK 1 and LOTS 3 & 4, in
BLOCK 2 of AMENDED PLAT of
BLOCK 1 & 2, CHARLANE ESTATES,
LESS and EXCEPT:

-Lot 3 and part of vacated Evanston
Avenue described as beginning
62 feet West of the Northeast
corner of Lot 3; thence South
25 feet; thence West 40 feet,
and East 40 feet to the point
of beginning.

-Lot 6

DEATHERAGE ADDITION
DICKSON TERRACE ADDITION
RESUBDIVISION part of
ROTHHAMMER HEIGHTS ADDI-
TION, LESS and EXCEPT:

-Lot 3

EL MAR, LESS and EXCEPT:

-Lot 4, Block 3

FOREST ESTATES, LESS and
EXCEPT:

-Lots 4 & 11, Block 1

-Lots 5 & 9, Block 3

FOREST MANOR

INDIAN MEADOWS LESS and
EXCEPT:

-Lots 5 & 8, Block 1

-Lots 1 & 9, Block 2

-Lots 5 & 9, Block 3

-Lot 1, Block 4

-Lots 3, 9, 10, & 14, Block 5

MARGUERITE ADDITION

OAKCREST ADDITION

OAKVIEW ESTATES, LESS and
EXCEPT:

-Lot 1, EXCEPT the North 264 feet,
Block 1

-The East 100 feet and South 225 feet,
Lot 7, Block 2

-Lot 1, Block 2

-A tract of land beginning at the
Southeast corner of Lot 11,
Block 2; thence West 135 feet;
thence North 31 feet; thence
Northeast 59.25 feet; thence
Northeast 57.48 feet; thence
North 122 feet; thence Northwest
25.78 feet; thence North 80 feet;
thence East 115 feet to the North-
east corner of Lot 11; and thence
South 370 feet to the point of
beginning.

-All Lots, Block 4

-The North 100 feet of Lot 1, Block 5,
Lots 2, 3, 4 & 5, Block 5

-Lots 1 and 2, Block 6

Z-5742 (continued)

AMENDED PLAT OF BLOCK 7, AND
LOT 9, BLOCK 1, OAKVIEW ESTATES,
LESS and EXCEPT:

-Lot 9, Block 2

RESUB. OF LOTS 8, 9, 10,
BLOCK 3, OAKVIEW ESTATES,
LESS and EXCEPT:

-Lot 7 and part of Lot 6, beginning
at the Southeast corner of Lot 6;
thence 151.54 feet West; thence
Northerly 5 feet; thence Northeast
56 feet; thence Northeast 95.47
feet to the East line of Lot 6;
thence South 12 feet to the point
of beginning.

OAKVIEW FIRST RESUB. LOTS 1,
2, 12, 13, 14, & 15, BLOCK 3,
OAKVIEW ESTATES, Beginning
NW/4, SW/4; thence South 175';
East 250'; North 175'; West
250' to point of beginning,
LESS and EXCEPT:

-Lot 1, Block 2, LESS and area begin-
ning at the Southeast corner; thence
West on the South line 180 feet;
thence Northeast along the rear lot
line 14 feet; thence Southeast on a
straight line to the point of begin-
ning.

-All Lots, Block 3

OAKVIEW FIRST AMENDED
PART of LOT 1 and ALL
of LOTS 2, 3, and 4,
BLOCK 4.

RANCH ACRES, LESS and EXCEPT:

-All Lots, Block 1
-Lot 1, Block 2
-Lot 1, Block 3
-Lots 15 & 17, Block 4
-Lot 17, Block 5
-Lots 3 & 5, Block 7
-Lot 3, Block 8
-Lot 14 & the South 1/2 of Lot 15,
Block 10
-The North 1/2 of Lot 15, ALL of
Lot 16, and the South 15 feet of
Lot 17, Block 10
Ranch Acres, Blocks 11-18
-Lot 9, Block 11
-Lots 4, 7, 11, & 13, Block 12
-Lot 2, Block 19
-Lot 1, Block 20
-Lots 6 & 7, Block 21
-Lots 3 & 7, Block 30
-Lot 4 and part of Lot 5, Block 34, Be-
ginning at the Northeast corner
Southwesterly on the East line to
the Southeast corner Northwesterly

Z-5742 (continued)

73.17 feet to a point 5 feet West of the East line that is 73 feet North of the Southeast corner; thence Northeasterly 91.42 feet to the point of beginning.

RICE ADDITION, LESS and EXCEPT: -Lot 4, Block 1
RICE ADDITION AS AMENDED, LESS and EXCEPT: -Lot 2, Block 2
ROTHHAMMER HEIGHTS, LESS and EXCEPT: -Lot 1
-The South 100 feet of Lot 3
-The North 85 feet of Lot 5

THOMAS E. WILLIAMS FIRST ADDITION REVISED
TIMBERLAND ADDITION, LESS and EXCEPT: -Lot 4, Block 1
-The West 90 feet of Lot 6, Block 1
-Lot 5, Block 4
-Lot 10, Block 5

TIMBERLAND ADDITION RESUB. LOTS 1, 2, & 3, BLOCK 1
TIMBERLANE ADDITION, LESS and EXCEPT: -Lot 1, Block 1
-Lots 3 & 6, Block 2

WEST OAK RESUB. PART OAKVIEW ESTATES AND OAKVIEW FIRST
WOODHAVEN
WOODY VIEW ESTATES

UNPLATTED PROPERTIES:

Beginning 257.5 feet East of the NW corner of the NW/4, SW/4, SW/4; thence South 194 feet; thence East 200 feet; thence North 194 feet; thence West 200 feet to the point of beginning, LESS the North 25 feet for Road in Section 20, Township 19 North, Range 13 East, containing .78 acre.

Beginning 660.44 feet South and 35 feet East of the NW corner of the NW/4, SW/4; thence East 623.31 feet; thence South 139 feet; thence West 1 foot; thence South 20 feet; thence West 622.31 feet; thence North 159 feet to the point of beginning, Section 20, Township 19 North, Range 13 East. 7.21.82:1415(17)

Beginning 25 feet North and 25 feet West of the SE corner of the NW/4, SW/4; thence North 176.25 feet; thence West 211.18 feet; thence South 176.25 feet; thence East 211.13 feet to the point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning at a point 201.25 feet North and 25 feet West of the SE corner of the NW/4, SW/4; thence North 150 feet; thence West 211.27 feet; thence South 150 feet; thence East 211.18 feet to the point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning 351.25 feet North and 25 feet West of the SE corner of the NW/4, SW/4 thence North 150 feet; thence West 211.27 feet; thence South 150 feet; thence East 211.27 feet to the point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning North 194 feet of the East 168.11 feet of the North 1/2, NW/4, SW/4, SW/4 of Section 20, Township 19 North, Range 13 East, LESS Street right-of-way.

Beginning at the NW corner of the SW/4, SW/4; thence East 257.5 feet; thence South 194 feet; thence West 257.5 feet; thence North 194 feet to the point of beginning, LESS the West 50 feet thereof and LESS the East 60 feet; thence West 110 feet; thence South 154 feet; thence North 179 feet thereof and LESS the North 25 feet for Road, Section 20, Township 19 North, Range 13 East, containing .60 acre.

Beginning East 60 feet; thence West 110 feet; thence South 154 feet; thence North 179 feet of the SW/4, SW/4 Section 20, Township 19 North, Range 13 East, containing .21 acre.

Beginning South 100 feet; thence North 394 feet; thence East 135 feet of NW/4, SW/4, SW/4, Section 20, Township 19 North, Range 13 East, containing .31 acre.

Beginning South 100'; thence North 294 feet; thence East 135 feet, NW/4, SW/4, SW/4, Section 20, Township 19 North, Range 13 East, containing .31 acre.

Part of Lot 15, Broadmoar Addition, beginning at the Northerly corner of Lot 15; thence Southeasterly 40.37 feet; thence Southwest 20.76 feet; thence North 41.99 feet to the point of beginning and South 105 feet; thence North 499 feet; thence East 135 feet of the NW/4, SW/4, SW/4, LESS part beginning at the Southwest corner thereof; thence North 5 feet; thence East 68.71 feet; thence North-east 70.29 feet; thence South 28.38 feet; thence West 135 feet to the point of beginning, Section 20, Township 19 North 13 East, containing 0.03 acre.

Part of the SW/4, SW/4, beginning at the Southwest corner; thence North 499 feet; thence East 135 feet of the NW/4, SW/4, SW/4; thence North 5 feet; thence East 68.71 feet; thence North-east 70.29 feet; thence South 28.38 feet; thence West 135 feet to the point of beginning, Section 20, Township 19 North, Range 13 East, containing .03 acre.

Beginning West 126.9 feet; thence East 253.9 feet of the NE/4, NE/4, SW/4, SW/4, LESS the North 25 feet for road, Section 20, Township 19 North, Range 13 East, containing .89 acre.

The E/2, NW/4, NE/4, SW/4, SW/4 and the West 76.1 feet of the NE/4, NE/4, SW/4, SW/4, and beginning at the Southwest corner of the E/2, NW/4, NE/4, SW/4, SW/4; thence South 26 feet; thence Northeasterly 99.14 feet; thence West 95.6 feet to the point of beginning, LESS the North 25 feet for Rd., containing 1.58 acre, Section 20, Township 19 North, Range 13 East.

Beginning East 127 feet of the NE/4, NE/4, SW/4, SW/4, LESS the North 25 feet for road, Section 20, Township 19 North, Range 13 East, containing .89 acre.

Beginning East 244.35 feet; thence West 269.35 feet; thence South 100 feet; thence North 647.70 feet of the E/2, W/2, SE/4, SW/4, Section 20, Township 19 North, Range 13 East, containing .56 acre.

Beginning South 128.452 feet; thence North 279.452 feet of the E/2, W/2, NW/4, SE/4, SW/4, Section 20, Township 19 North, Range 13 East.

Beginning South 127.226' of the W/2, NW/4, SE/4, SW/4 of Section 20, Township 19 North, Range 13 East.

Beginning North 274.08 feet of the E/2 W/2, SE/4, SW/4, LESS Tract beginning at the Northeast corner of the W/2, SE/4, SW/4; thence South 274.08 feet; thence West 70 feet; thence North 25 feet; thence West 30 feet; thence North 249.08 feet; thence East 100 feet to the point of beginning and LESS the North 25 feet and West 25 feet thereof for Street Right-of-Way, Section 20, Township 19 North, Range 13 East, containing 1.19 acre.

Beginning East 100 feet; thence North 274.08 feet of the E/2, W/2, SE/4, SW/4, LESS the South 25 feet and the West 30 feet thereof and LESS the North 25 feet thereof for Street Right-of-Way, Section 20, Township 19 North, Range 13 East, containing 0.55 acre.

Beginning West 255 feet of the East 315 feet; thence South 124.54 feet; thence North 398.62 feet of the NW/4, SE/4, SW/4, Section 20, Township 19 North, Range 13 East.

Beginning North 127.226 feet; thence South 254.452 feet of the W/2, NW/4, SE/4, SW/4; LESS the East 25 feet for Street Right-of-Way, Section 20, Township 19 North, Range 13 East, containing .89 acre.

Beginning East 233.286 feet; thence North 127.226 feet; thence South 381.678 feet of the W/2, NW/4, SE/4, SW/4, Section 20, Township 19 North, Range 13 East.

Beginning 25 feet South of the NW corner of the SE/4, SW/4; thence East 82.16 feet; thence South 255.32 feet; thence East 13.59 feet; thence South 127.226 feet; thence West 95.75 feet; thence North 382.546 feet to point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning East 82.16 feet of the W/2, W/2, NW/4, SE/4, SW/4, LESS the South 381.678 feet of Section 20, Township 19 North, Range 13 East.

Beginning at the NW corner of the W/2, W/2, SE/4, SW/4, SW/4; thence South 220 feet; thence East 17 feet; thence North 59.93 feet; thence South-easterly 157.15 feet to the East line; thence North 212 feet; thence West 165 feet to the point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning 339.8 feet North of the SW corner of the W/2, W/2, SE/4, SW/4, SW/4; thence North 100.2 feet; thence East 17 feet; thence North 59.93 feet; thence Southeasterly 157.15 feet to the East line; thence South 108.2 feet; thence West 165 feet to the point of beginning, Section 20, Township 19 North, Range 13 East.

Beginning North 142.94 feet; thence South 384.94 feet of the E/2, W/2, SW/4, SE/4, SW/4 of Section 20, Township 19 North, Range 13 East.

Beginning North 132 feet of the E/2, W/2, SW/4, SE/4, SW/4 of Section 20, Township 19 North, Range 13 East.

Beginning West 100 feet; thence East 200 feet; thence North 124.59 feet; thence South 174.59 feet of the E/2, W/2, SE/4, SW/4 of Section 20, Township 19 North, Range 13 East.

Beginning East 100 feet; thence East 304.07 feet; thence North 124.59 feet; thence South 174.59 feet of the E/2, W/2, SE/4, SW/4, of Section 20, Township 19 North, Range 13 East.

Beginning West 104.07 feet; thence East 304.07 feet; thence North 124.59 feet; thence South 174.59 feet of the E/2, W/2, SE/4, SW/4 of Section 20, Township 19 North, Range 13 East, containing 0.30 acre.

Beginning South 242 feet of the E/2, S/2, W/2, W/2, SE/4, SW/4, LESS the West 20 feet for Street Right-of-Way



OTHER BUSINESS:

PUD #128-A-1 Ramsay - 7327 South St. Louis, Lots 8, 9, 10, 11, Block 4, Kensington II Addition

Staff Recommendation - Minor Amendment:

Planned Unit Development No. 128-A-1 is located on the south side of 71st Street, on both sides of Trenton Avenue. It is platted as Kensington II Amended and the applicant is requesting a minor amendment to the 20' rear yard requirement on Lots 8, 9, 10, and 11 of Block 4.

The Staff has reviewed the four lots and find that in the most extreme case the applicant is requesting 5 feet of relief or a 15-foot rear yard. The encroachment is only on that portion of the structure containing the master bedroom and has no door with direct access to the rear yard. The remainder of the structure is in conformance with the 20' requirement in all cases.

Therefore, the Staff can support the request as being minor in nature and recommends APPROVAL of the change per each plot plan.

TMAPC Action: 8 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Inhofe, "absent") to approve the Minor Amendment for PUD #128-A-1 per each plot plan submitted.

PUD #261 Johnsen (Lomax Affiliates) NE corner of 71st Street and Peoria Avenue

TMAPC Action: 7 members present:

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Inhofe, "absent") to continue consideration of this Minor Amendment until July 28, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #271 Riddle (Gawey) SW corner of 81st Street and Sheridan Road

Staff Recommendation - Amended Development Plan:

Planned Unit Development No. 271 is located south and west of the southwest corner of East 81st Street and South Sheridan Road. It is approximately 20 acres in size, and was approved for 202 dwelling units by the TMAPC on December 2, 1981. It was felt that the concept was appropriate, but that the initial density requested was excessive. In addition, the Staff felt the proposal was inappropriately designed for the following reasons:

- a) Total vehicular circulation within the development was accomplished by moving through a series of parking lots;
- b) the 191 parking spaces serving the units located on the cul-de-sac street at the southern portion of the site had only one point of ingress and egress and that was through another parking lot; and
- c) there was no provision for a landscape buffer or transition area along Sheridan Road or 81st Street across from the existing or future single-family developments.

PUD #271 (continued)

The applicant has resubmitted an Amended Development Plan which he feels more accurately illustrates his proposed project and meets the requirements of both the underlying zoning and the PUD Chapter of the Tulsa Zoning Code.

The Staff has reviewed the Amended Development Plan and find that the Site Plan is now appropriately designed, based on the Zoning and PUD conditions as previously approved, with only slight modifications which the Staff views as minor in nature.

Therefore, the Staff recommends APPROVAL of the Amended Development Plan for PUD #271, subject to the following conditions:

1) That the Amended Development Plan be made a condition of approval as being representative of proposed development:

2) Development Standards

Land Area (Gross):	20.02 acres
(Net):	18.45 acres
Maximum Dwelling Units:	202
Maximum Building Height:	26 feet
Permitted Uses:	Residential Dwelling Units and <u>accessory</u> recreational uses such as: Clubhouse, pools, tennis courts, etc.
Minimum Off-Street Parking:	1.5 for one-bedroom units 2, for two or more bedroom units.
Minimum Building Setback:	
From perimeter boundary	20 feet*
between buildings	20 feet
Livability Space:	1,755 square feet*
Signs:	Section 420.2 (d) (2)

- 3) That the 65' access easement along the west boundary line remain under the same ownership as the balance of the project.
- 4) That a Detail Site Plan in conformance with the approved Outline Development Plan be submitted and approved, by Development Area, prior to the request for any building permits.
- 5) That a Detail Landscape Plan be submitted and approved, by Development Area, prior to occupancy, including fencing locations and types.
- 6) That a Homeowner's Association be created to maintain all common areas including private drives and landscaped areas.
- 7) That a subdivision plat, incorporating the PUD conditions of approval within the restrictive covenants, be approved by the TMAPC and filed of record in the County Clerk's Office, making the City of Tulsa beneficiary to said covenants, prior to the issuance of a building permit.

PUD #271 (continued)

*NOTE: The 20-foot perimeter boundary and 1,755 square feet of livability space per dwelling unit is based on the underlying zoning.

The applicant is proposing a 15-foot setback adjacent to the property within the intersection node. The applicant is also showing less livability space based on using all of the largest size units, which will probably not occur. Therefore, the Staff believes the actual deviation will be minor in nature and can be handled at the detailed site plan review stage.

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the Amended Development Plan for PUD #271, per Staff Recommendation.

There being no further business, the Chair adjourned the meeting at 2:25 p.m.

Date Approved 8-4-82



Chairman

ATTEST:



Secretary

