

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1423
Wednesday, September 15, 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 Gardner	Chisum Compton	Linker, Legal Department
Higgins	Rice	Gardner	
Hinkle	Young	Lasker	
Kempe, 1st Vice Chairman	Inhofe	Matthews	
Parmeale, Chairman			
Petty, Secretary			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, September 14, 1982, at 11:15 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.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmeale, Petty "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe "absent") to approve the minutes of September 1, 1982 (No. 1421).

RESOLUTION:

Dane Matthews of the INCOG Staff explained this resolution covers the quarterly amendments reviewed for conformance to the Comprehensive Plan. The Staff has reviewed it, field checked the area and find it is in conformance with the Comprehensive Plan.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmeale, Petty "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe "absent") to approve and adopt the following resolution:

Resolution No. 1423:565

RESOLUTION FINDING THAT AMENDMENTS TO THE
URBAN RENEWAL PLAN FOR THE NEIGHBORHOOD
DEVELOPMENT PROGRAM AREA IN CONNECTION WITH
THE EIGHTH YEAR COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM ARE IN CONFORMANCE WITH THE
COMPREHENSIVE PLAN OF THE CITY OF TULSA

WHEREAS, the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma, on August 2, 1960, and August 9, 1960, respectively, adopted a Comprehensive Plan for the orderly development of the City and County of Tulsa, Oklahoma, with subsequent amendments to date; and,

Resolution No. 1423:565 (continued)

WHEREAS, said Comprehensive Plan contains sections dealing with the needs and desirability of Urban Renewal Programs, and,

WHEREAS, on November 17, 1959, the City of Tulsa appointed the Tulsa Urban Renewal Authority in accordance with House Bill No. 602, Twenty-Seventh Oklahoma Legislature (1959), now cited as the Urban Redevelopment Act Title 11, Oklahoma Statutes Sec. 1601 et seq.; and,

WHEREAS, said Urban Redevelopment Act requires that the Tulsa Metropolitan Area Planning Commission certify to the City of Tulsa as to the conformity of any proposed Urban Renewal Plans and/or major Plan Amendments to the Comprehensive Plan of the City of Tulsa; and,

WHEREAS, the Tulsa Urban Renewal Authority has prepared Amendments to the Urban Renewal Plan for the Neighborhood Development Program area in connection with the Eighth Year Community Development Block Grant Program within the City of Tulsa; and,

WHEREAS, said Neighborhood Development Program and the related Urban Renewal Plan Amendments for the area have been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Urban Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

1. The proposed Urban Renewal Plan Amendments for the Neighborhood Development Program Area, in connection with the Eighth Year Community Development Block Grant Program specifically:

Modify URP-3A, 3B, 3C and 3F, Acquisition Status Maps, to show previous NDP acquisition in connection with the Eighth Year Community Development Block Grant Program and the Greenwood Area Supplemental Grant.

Modify Appendix II, Relocation Plan, and indicate relocation resulting from acquisition in connection with the above mentioned projects, showing feasibility of relocation in accordance with State and Federal Law.

Modify Appendix III, Financing Plan, to include cost estimates for the activities carried out under the Eighth Year Community Development Block Grant Program, and the Categorical Program Settlement Grant for the Greenwood Area.

Are hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa.

2. Certified copies of this resolution shall be forwarded to the Board of Commissioners of the City of Tulsa.

APPROVED and ADOPTED this 15th day of September, 1982, by the Tulsa Metropolitan Area Planning Commission.

SUBDIVISIONS:

For Preliminary Approval:

Society of Exploration Geophysicists Headquarters (PUD #269) (1583) North
of the NE corner of 91st Street and South Yale Avenue (OL and RS-3)

The Staff presented the plat with the applicant not represented.

This project is being revised and readvertised as PUD #269-A, since changes are being made in the number and locations of buildings. The PUD hearing was September 8, 1982.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Society of Exploration Geophysicists Headquarters, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the preliminary plat for the Society of Exploration Geophysicists Headquarters, subject to the following conditions:

1. The deed of dedication and covenants should be revised to reflect the changes in the PUD. Include the PUD number on the face of the plat (#269-A).
2. Access point on Yale Avenue should match width on the plat or plot plan, as approved by the Traffic Engineer. (O.K. show as 46' with median)
3. All conditions of PUD #269-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 1100-1700 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. (17½' perimeter?) Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in covenants relating to Water and Sewer Department.)
6. 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).
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)

Society of Exploration Geophysicists Headquarters (PUD #269 (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. (Show detention and/or drainageway on the plat.)
10. All adjacent streets and/or widths thereof should be shown on the final plat. (Show ties to East 91st Street and East 89th Street, and should be shown dashed in on 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 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.)
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.

Oxford Place (383) South Sheridan Road at 66th Street (OL)

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, "absent") to continue consideration of Oxford Place Addition until October 6, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Wagon Wheel Trade Center (694) 111th East Avenue and East Admiral Blvd. (CS)

The Staff presented the plat with the applicant represented by Adrian Smith.

NOTE: This plat has a sketch plat approval, subject to conditions.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Wagon Wheel Trade Center, subject to the conditions.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, "absent") to approve the preliminary plat of Wagon Wheel Trade Center, subject to the following conditions:

Wagon Wheel Trade Center (continued)

1. Identify the triangular piece of land on the east side of 111th East Avenue. Show a building line (25').
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (11' back-to-back)
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to the 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. Access points shall be approved by the Traffic and/or City Engineer.
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.

Brightside Addition (PUD #271) (1583) South and West of the SW corner of
81st Street and Sheridan Road (RM-1 & RS-3)

The Staff presented the plat with the applicant not represented.

This PUD was reviewed by the T.A.C. on October 15, 1981, and an amended plot plan on July 29, 1982, which incorporated some of the recommendations in the first review. The plat submitted only shows the lot/phase lines and mutual access easement, so detailed site plans would follow before issuance of building permits. The Staff sees no objection to the plat as submitted, but additional information regarding the building layout may be necessary before utilities and other departments release the plat.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Brightside Addition, subject to the following conditions.

Brightside Addition (PUD #271) continued

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

1. Check with utilities on Lots 5 and 6, and make sure that north-south access and/or easements are available if necessary. (Due to the private easement, an additional utility easement might be necessary parallel to the private one.)
2. All conditions of PUD #271 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.
3. A 17½' perimeter utility easement with overhead pole lines in the perimeter.
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. Water plans shall be approved by the Water and Sewer Department prior to the release of the final plat. (Secondary pressure system?)
6. 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).
7. 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.
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. Street names shall be approved by the City Engineer. Show on the plat as required and designate as "private", if used.
10. All curve data shall be shown on the final plat where applicable, (including corner radii.)
11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the City Engineer.
12. Access points shall be approved by the City and/or Traffic Engineer.
13. 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

Brightside Addition (PUD #271) continued)

- marker signs. (Advisory, not a condition for release of the plat.)
14. 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.
 15. It was recommended by the City Engineer that a metes and bounds legal description be used in the Deed of Dedication.
 16. Need to reduce the access on South Sheridan by 10' (from 80' to 70') per the Traffic Engineer.
 17. The spelling of the owner's name needs to be verified and if incorrect, correct it.
 18. Notation of utility easement be made on the "Final" Plat running parallel with 81st Street.
 19. 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.)
 20. 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.)
 21. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Park City Addition (3692) North and East of 61st Street and South Madison Avenue (RM-2)

The Staff presented the plat with the applicant represented by L. Meyers.

NOTE: The Board of Adjustment approval will be required to permit the individual lot frontages on these duplexes being split down the party wall. The applicant should also assure that no utilities and/or sewer services are cut off by the new lot lines. If there are any common lines that will have joint maintenance, provisions shall be made in the covenants or by separate instrument to cover same. It was further noted that provisions for individual billing be made for the water lines, per the Water Department. The T.A.C. also felt that the plat should be given a "Block" number (Block one).

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

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

Park City Addition (continued)

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. 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.
3. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the City Engineer.
4. 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.)
5. 12' utility easement to cover the existing sanitary sewer line between Lots 2 and 3.
6. Location Map needs completion.
7. All Subdivision Regulations shall be met prior to release of the final plat.

Request to Reinstate Plan -- Final and Release:

Cabin Place (1694) East and NE corner of 31st Street and South 129th East Avenue (RM-1)

The Staff advised the Commission that this plat had been approved on 17th of June, 1981, but the developer had inadvertently let it expire before filing the final plat. All of the release letters and information had been received and the plat is exactly the same as presented for approval the first time. Therefore, the applicant is asking reinstatement of the preliminary approval, a final approval and release. The Staff further advised that all the file was in order, all the releases received, and recommended final approval and release.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to reinstate the approval of Cabin Place and approve the final plat and release same as having met all conditions of approval.

Request to Change Access on Recorded Plat:

Yorktown 71 (683) 71st Street and South Yorktown Avenue (OM)

This is a request to move a platted access about nine feet west. Traffic Engineering Department has approved the request and it is recommended the Planning Commission concur.

Yorktown 71 Addition (continued)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the request to change access for Yorktown 71 Addition.

Kensington Addition, Block 6 (783) SW corner of 71st Street and Lewis Ave.
(CS)

This is a request to reduce the size of a double access point and add two single access points on East 71st Street, west of Lewis Avenue for a new shopping center. The Traffic Engineering Department has approved the change and it is recommended that the Planning Commission also approve.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the request for access change in Kensington Addition, Block 6.

For Final Approval and Release:

Grace Fellowship (1984) 9600 Block of South Garnett Road (AG)

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

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Rice, Inhofe, "absent") to approve the final plat of Grace Fellowship and release same as having met all conditions of approval.

Request to Waive Plat:

CZ-48 (Tom Archer) (1792) 2118 South 49th West Avenue (CS)

This is a request to waive plat on a small unplatted parcel on 49th West Avenue, just south of West 21st Street. The applicant also has an application working with the County Board of Adjustment regarding the setback from centerline (67') and fencing. South 49th West Avenue is on the Major Street Plan for 50' of right-of-way from the centerline, but only 40' now exists. Since the building will be 67' from the street (assuming permits are issued for building), there is still adequate room for the necessary dedication because the driveways and parking appear to be in the rear or to the sides of the building.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on CZ-48, subject to the conditions as recommended by the Staff.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the request to waive the platting requirement for CZ-48, subject to the following conditions:

CZ-48 (continued)

- (a) Health Department approval of septic systems,
- (b) dedication of an additional 10' of right-of-way to meet the Major Street Plan, and
- (c) access control agreement if required by the County Engineer.

Z-5664 West Edison Plaza Addition (3302) North of the NE corner of West Edison Street and North 41st West Avenue (RM-0)

The applicant was present.

This is a dual request to waive plat on Block 2 of the above Addition, and also change the access to North 41st West Avenue. The applicant has submitted a plot plan for an overall development for housing for the elderly. Block 2 was rezoned to RM-0 and Block 1 was already zoned CS, so an application for multifamily use in the CS District was approved by the Board of Adjustment, Case No. 11987. This review is for the whole project and both applications for zoning and BOA. The Staff sees no objection to the request, subject to the utility approval if any extensions or easements are needed; approval of grading plans by the City Engineer through the permit process; and approval of the change of access by the Traffic Engineer.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5664, subject to the conditions as recommended by the Staff.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the request to waive the platting requirement and change the access to North 41st West Avenue for Z-5664, subject to the following conditions:

- (a) Utility approval if any extensions or easements are needed;
- (b) approval of grading plans by the City Engineer through the permit process; and
- (c) approval of the change of access by the Traffic Engineer.

Z-5695 (Stratford House Inns) (2893) 3755 East Skelly Drive (OMH)

This is a request to waive plat on a small parcel of land on the north side of Skelly Drive, just east of Harvard Avenue. Proposed use is a motel, as per plot plan. The Staff sees no objection to the request, subject to any easements that may be needed by the utilities; grading plan approval by the City Engineer through the permit process and approval of the access points by the Traffic Engineer. (Traffic Engineer will require an "Access Agreement" be signed in connection with this waiver.)

After a lengthy discussion during the T.A.C. meeting, by the Oklahoma Highway Department representative and Traffic Engineering Department, additional conditions were added:

1. Receive approval of the width or reduction of the access points by Traffic Engineering Department through the "Access Agreement".

Z-5695 (Stratford House Inns) continued

2. A complete detailed plot plan for review by the Traffic Engineer, Highway Department and Water and Sewer Department.
3. Locate fire hydrant within right-of-way (location approval by the Water and Sewer Department).
4. Additional utility easement as required by the utilities.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5695, subject to the conditions as recommended by the Staff.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the request to waive the platting requirements for Z-5695, subject to the conditions set out in the Staff recommendation above.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15578	(683)	H. A. Christensen
15579	(283)	E. Coleman & B. Collingsworth
15580	(283)	J. Kinnomon & J. Mahmood
15581	(283)	J. Mahmood & S. Atwall
15582	(3302)	George Carnes
15583	(3194)	Lukken Properties, Ltd.
15585	(3003)	E. J. & H. M. Bailey
15587	(283)	Danny & Paula Brumble

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

Lot-Split for Waiver:

L-15564 W. B. Harris (1864) South and East of 201st and South Mingo Road
(AG)

The applicant was not present, but is aware of the conditions.

This is a request to waive the frontage on two 2.3 acre tracts from the required 200' to 165' in an AG District. Although the area is zoned AG there are two other smaller lots in the area to the west of this application. The Staff sees no objection to the request and the applicant has not requested waiver of the Major Street Plan requirements. The approval is recommended, subject to Health Department approval of the septic system and waiver of the frontage by the County Board of Adjustment (Case #256 pending).

The Technical Advisory Committee and Staff recommended approval of L-15564, subject to the conditions as recommended by the Staff.

L-15564 (continued)

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe "absent") to approve the request for waiver of L-15564, subject to the following conditions:

- (a) Health Department approval of the septic system; and
- (b) waiver of the frontage by the County Board of Adjustment.

L-15570 Jack Arnold (1893) 1630 East 30th Place South (RS-2)

This is a request to split portions of Lots 1, 2, 6 & 7, Block 3, Avalon Place to create two lots. The largest lot being created will contain an existing house and will conform to all the zoning requirements. The smaller lot will only have 68' of frontage, but will contain 11,220 square feet, well over the 9,000 square-foot minimum of the RS-2 District. Although the Staff notes that there are not any other lots in the immediate vicinity with much less than 85' of frontage, those lots do not have the depth that this lot does, so the square-footage is similar. Therefore, we have no objection to the request, subject to any utility extension that may be required, and subject to waiver of the frontage by the Board of Adjustment.

1. 15' with easement to cover existing sanitary sewer line on the east line (7½' on either side of centerline).

The Technical Advisory Committee and Staff recommended approval of L-15570, subject to the conditions as recommended by the Staff.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve L-15570, subject to the conditions as recommended by the Staff.

Z-5748 and PUD #296 (continued)

Mr. Ed Lotus pointed out that the frontage on the RD zoning is 33.5 feet out of 100 feet. Runoff water on this property has reached 3 1/2 feet. He did not think a knoll would hold this water and did not want any zoning change.

Mr. Steve Wood stated Quincy is one of the two through-streets from 15th to 19th and is very busy. If the project is approved, he will have people driving in front and back of his property.

Mrs. Ann Rally has lived in the area about 3 years and views this suggested change as disturbing the balance of the neighborhood. There would be more of an adjustment for the residents due to increased traffic and noise. Also, the runoff is a concern. She wondered if soil tests had been performed.

Applicant's Comments:

Mr. King pointed out that the map displayed by the protestants showing the residential uses in the area is incorrect. There are more duplexes around the subject property than are shown. The application on this property in 1965 was for high density multifamily, which is much different than duplex development. The new developments in the area are crowding apartments in with inadequate parking and landscaping. The lots that are vacant are not for sale; the lots for sale have houses on them. It would not be feasible to buy one of these houses and then tear it down for new structures. He and his associate have carefully researched the area for additional properties. Mr. King has invested a substantial amount of money for professional advise on this property, which would create a hardship.

Young couples cannot afford the existing structures, but these units would run from \$65-\$85,000. The objections seem to be for any kind of change.

Chairman Parmele was in favor of the zoning only with PUD restrictions. Commissioner Petty thought this project was well designed and appreciated the concern the developer displayed toward the residents. However, he was concerned about the large homes fronting onto 19th Street. He did not think this project would detract from the neighborhood.

Mr. Gardner explained the Staff had to consider whether this was a transition, a buffer, or an encroachment. If it is an encroachment, other properties could be rezoned. The Staff decision was that this is a buffer. The RM-2 is not a buffer. Buffers can be RD, RM-T, RM-0 or RM-1, depending on the circumstances. The Staff was more comfortable with something less than RM-T. Since RD is already considered a buffer, there is no need to continue it because a buffer is used to transition from adjacent high intensity zoning; once the transition has been made there is no reason to go farther.

This is a much larger tract, which makes it unique. The previous application in 1965 for RM-2 would have been an encroachment.

Other alternatives were researched. The subject proposal could be accommodated under RS-3 zoning with the exception of about 4/10ths of a unit. The proposed PUD would probably fit under the existing RS-3 zoning, but a small portion of RD might be needed. The Staff felt it important to save the existing house because the new development could not be seen.

Z-5748 and PUD #296 (continued)

Commissioner Petty asked if RS-3 could be approved around the perimeter. Chairman Parmele suggested rezoning a strip fronting 17th Place to RD and the balance would remain RS-3. This would impose a buffer line. Mr. Gardner explained some of the extra parking would have to be eliminated, which would be agreeable to the Staff. The existing RS-3 zoning has sufficient area to permit 4 duplexes by either demolishing or converting the existing structure, but could only have a total of 7.6 units. Each of the lots would have over 9,000 square feet, which is required for duplexes in RS-3 Districts. If one lot were rezoned RD, the applicant could have 8 units with a PUD. Under the RD zoning on the entire tract, there would not have to be as much open space, which would allow more parking spaces.

Mr. Mac Arnett was concerned about the drainage problems and did not think the suggested detention would be effective. Chairman Parmele suggested he discuss this with the City Hydrologist. Mr. Arnett was also concerned about the landscaping.

Instruments Submitted: Letter from District 6 Steering Committee recommending denial (Exhibit "A-2"). PUD Plan & Text (Exhibit "A-1").

TMAPC Action: 6 members present. Z-5748

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the west 33.5' x 225' of the following described property be rezoned RD and the balance to remain RS-3:

The North 225' of the West 33.5' of Lot 10, Block 26, Park Place Addition, Tulsa County, State of Oklahoma.

TMAPC Action: 6 members present. (PUD #296)

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, subject to the conditions set out in the Staff Recommendations:

The West 101', Lot 10, Block 26, and the East 50 feet of the South 126.5' of Lot 10, Block 26, Park Place Addition, Tulsa County, State of Oklahoma.


Z-5750 Pierson (Airport Hotel Group) NW Quadrant of Intersection of Cross-
town Expressway and Gilcrease Expressway IL to CH

The Tulsa Airport Authority has requested this item be continued until September 22, 1982 (Exhibit "B-1").

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to continue consideration of Z-5750 to September 22, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

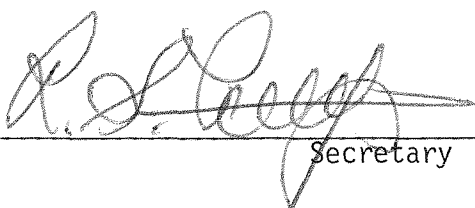
There being no further business, the Chair adjourned the meeting at 3:15 p.m.

Date Approved Oct 6, 1982



Chairman

ATTEST:



Secretary