

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1425  
 Wednesday, September 29, 1982, 1:30 p.m.  
 Langenheim Auditorium, City Hall,  
 Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, September 28, 1982, at 8:50 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmeale called the meeting to order at 1:40 p.m.

MINUTES:

On MOTION of INHOFE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmeale, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to approve the minutes of September 8, 1982 (No. 1422).

RESOLUTION:

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

Resolution No. 1425:566

A RESOLUTION ADOPTING THE REPORT ON THE  
 WATER DISTRIBUTION SYSTEM: TULSA, OKLAHOMA,  
 AS A PART OF THE COMPREHENSIVE PLAN FOR THE  
 TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to the law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 25th day of August, 1982, this Commission did call a public hearing for the purpose of considering The Report on the Water Distribution System: Tulsa, Oklahoma and Public Notice of such meeting was duly given as required by law; and

WHEREAS, a Public Hearing was held on the 22nd day of September, 1982, after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to amend the Comprehensive Plan for the Tulsa Metropolitan Area by adopting The Report on the Water Distribution System: Tulsa Oklahoma.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that The Report on the Water Distribution System: Tulsa, Oklahoma, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 29th DAY OF SEPTEMBER, 1982.

SUBDIVISIONS:

For Final Approval and Release:

Gleneagles (PUD 281) (183) 65th & S. Mingo Road (RM-1, RS-3)

Strawberry Hill (1894) E. 24th St. West of Garnett (RS-3)

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

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

For Waiver of Plat:

B.O.A. #12190 Overlook Park Amended (212) 24 S. Rosedale (RM-2)

This is a request to waive plat on Lots 25-28, Block 12 and Lots 1-5, Block 14 and Lots 1-4, Block 15 of the above named plat. Block 12 contains an existing church and the remaining lots will be parking lots. This is a situation that has been existing for many years and needed BOA approval for the use and additional parking. Staff sees no need for a new plat since everything is existing and nothing would be gained by a re-plat. It is recommended the request be approved.

Waiver of Plat-BOA #12190 (cont'd)

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmele, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to approve the request for waiver of plat for Overlook Park Amended.

LOT SPLITS:

For Ratification of Prior Approval:

L-15588 (2392) D.C. Hall & Paula S.	L-15594 (2194) Park Plaza East
15590 (3294) T.S. Graham & Carolyn C.	III, Ltd.
15591 (1703) Lewis Pearson	15595 ( 593) Perry C. Isom
15592 (2393) Landmark Land Co., Inc.	15596 (1993) J. Richard Johnson
15593 ( 793) Rod Reppe	15598 ( 703) Pauline Bond

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

CONTINUED ZONING PUBLIC HEARING

PUD 236-A Johnsen (Basta) 7500 Block S. Memorial (RS-3, OL)

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmele, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to continue consideration of PUD #236-A until October 6, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #179-I, Area A Paul Gunderson SW/c 71st & 92nd E. Ave (Woodland Springs I)

Staff Recommendation

The subject tract is located at the southwest corner of East 71st Street South and South 92nd East Avenue. It is 12.47 acres in size, vacant and approved for a multifamily or cluster home use.

The Staff has reviewed the approved PUD and the submitted Site Plan and find the following:

ITEM	APPROVED	SUBMITTED
Net Area:	12.47 acres	12.47 acres
Permitted Uses	Multifamily/cluster Homes & Accessory Uses	Same
Maximum No. of Dwelling Units:	228 units	228 units
Maximum Building Height:	30 feet	30 feet
Livability Space per Dwelling Unit:	600 sq. ft.	906 sq. ft.
Minimum Setbacks (from 71st St.)	35 feet	36 feet
(RM-1) (from 92nd E. Ave.)	25 feet	26 feet
(from Exterior Boundary)	20 feet	21 feet
(from Building to Building)	10 feet	10 feet
Minimum Off-Street Parking (RM-1)	367 spaces	416 spaces

In addition we find:

- 1) That the applicant proposes to retain the existing healthy mature trees on the tract.
- 2) That the construction of the building will be in accordance with the soils engineer's recommendation for foundation construction, which is based on his tests of the soil from the site.
- 3) That PFPI #2366 has been filed with the City Engineering Department insuring the construction of the bridge connecting to Woodland Hills South Addition.

Based on the above cited review the Staff can support and does recommend the APPROVAL of the Detail Site Plan for PUD #179-I, Area A, subject to the plans and text submitted.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmele, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to approve the minor amendment for PUD #179-I, Area A, subject to the conditions set out in the Staff Recommendation.

PUD #190-B-1 Sherrill (Montgomery) 7700 S. Yale, Lot 1, Block 1, Ridge Park II

Staff Recommendation - Minor Amendment

The subject tract is located at the SE corner of Yale Avenue and East 77th Street South. It is 10 acres in size and had both PUD and Detail Site Plan approval. The applicant is now requesting to revise some of the setback shown on his Detail Site Plan and add carports over some of the parking spaces.

The applicant wishes to reduce the setbacks from the east property and 77th Street from 60' to 40' and 60' to 55' respectively, as was approved for the Detail Site Plan. Both of these reductions would result in setbacks greater than approved for the PUD because of self-imposed requirements the applicant maintained during the Detail Site Plan review. The Staff can consider these changes minor.

The applicant wishes to also construct carports over some of the parking spaces. This was not shown on his Detail Site Plan; however, the Staff considers this to be an accessory use and feels the change to be minor.

Therefore, the Staff recommends APPROVAL of the requested Minor Amendments, as follows:

- 1) Setback from east property line - 40 feet,
- 2) setback from 77th Street - 55 feet, and
- 3) carport use.

It should be noted that prior to the occupancy, the applicant is required to submit for approval a Detail Landscape Plan; including the identifications of proposed planting areas, areas where existing trees will be saved and areas where screening is necessary.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmele, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to approve the minor amendment for PUD #190-B, subject to the conditions set out in the Staff Recommendations.

PUD #190-9 Al Hartshorne 6116 E. 77th Street

Staff Recommendation - Minor Amendment - Lot 13, Block 8, Minshall Park I

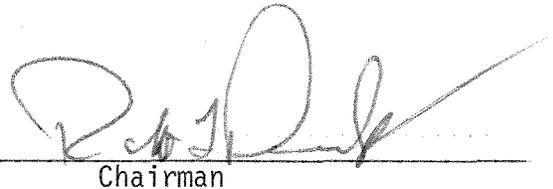
The subject tract is at 6116 East 77th Street and is a part of PUD #190, which requires a 25-foot setback from 77th Street. The applicant has submitted a copy of a Certified loan survey that indicates a corner of the house encroaches into the front setback .8 of a foot.

Since the structure is constructed and the encroachment is less than 1-foot, the Staff would consider this minor and would recommend APPROVAL of a Minor Amendment to Lot 13, Block 8, Minshall Park I of a reduction of the front setback to 24.2 feet, per plan submitted.

On MOTION of YOUNG, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Inhofe, Parmele, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Kempe, Petty, Rice "absent") to approve this minor amendment for PUD #190.

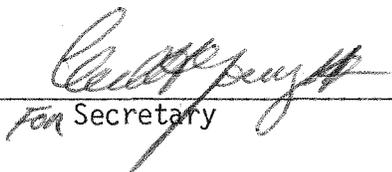
There being no further business, the meeting was adjourned at 1:55 p.m.

Date Approved Oct 13, 1982



Chairman

ATTEST:

  
For Secretary

