

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1433  
Wednesday, December 1, 1982, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Hennage, 2nd VC Higgins Hinkle Kemple, 1st VC Petty, Secretary	Parmele Rice Young Inhofe	Chisum Compton Gardner Lasker Wilmoth	Linker, Legal Dept.

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, November 30, 1982, at 9:41 a.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Kempe called the meeting to order at 1:45 p.m.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve the minutes of November 17, 1982 (No. 1431.)

Receive and File:

Dane Matthews of the INCOG Staff was present to discuss the Tulsa Land Development Procedures (1982) manual. INCOG has received many requests in the past to prepare such a booklet and it has been completed this year. It is targeted for the first-time developer or the attorney or developer from out-of-town and contains a step-by-step description of the process. Time lines and personnel are included, as well as contact agencies and fee schedules. There is also a glossary of terms. This book is useful for anyone who is interested in land development or planning. A lot of copies have already been sold at \$5.00 each.

SUBDIVISIONS:

For Preliminary Approval:

Rockford Circle (PUD 296) (793) 17th Place and South Rockford (RD, RS-3)

The Staff presented the plat with the applicant represented by Steven King, the developer, and Adrian Smith, the engineer, who had no problems with the conditions.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Rockford Circle, subject to the conditions.

Mr. Lawrence Pinkerton, 2400 First National Tower, is an attorney representing the Swan Lake Homeowners Association. He was concerned about the conditions from the Technical Advisory Committee concerning paving and drainage plans. Mr. Wilmoth advised this is a standard requirement

Rockford Circle (PUD 296) (793) 17th Place and South Rockford (RD, RS-3) (continued)

for all plats and the City Engineer makes a floodplain determination for the PUD, zoning and subdivision plat. In this case, the developer has placed more restrictions than the City required.

Mr. Pinkerton was also concerned about the developer meeting the PUD requirements and Mr. Gardner explained these will have to be met in the Detail Site Plan and homeowners can review the PUD on file in the INCOG offices.

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

1. All conditions of PUD #296 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. (Include PUD number on face of the plat.)
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. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
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. All adjacent streets and/or widths thereof, should be shown on the final plat. (Show South Rockford indashed lines and identify same.)
9. Show number of lots and acres on the face of the plat. Show PUD number. Name of "Park Place" missing.
10. Covenants: Include Cable TV in covenants. Include a paragraph explaining use and maintenance of the mutual access (and utility) easement, and who will maintain it. In SECTION III, item "B" Duration, the PUD and utility grants should not be limited by an expiration date. Item "C" should indicate that any changes in the covenants pertaining to PUD requirements should also include approval of the TMAPC and/or City of Tulsa.

Rockford Circle (PUD 296) (793) 17th Place and South Rockford (RD, RS-3)(continued)

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 Subdivision Regulations shall be met prior to release of the final plat.

Mingo Valley Business Park (3104) E. Marshall and North Garnett (IL)

Staff advised this preliminary plat is not ready to be considered.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no abstentions"; Parmele, Rice, Young, Inhofe "absent") to continue consideration of Mingo Valley Business Park preliminary plat until December 15, 1982, at 1:30 p.m., in Langeheim Auditorium, City Hall, Tulsa Civic Center.

Access Change on Recorded Plat:

21 Garnett Place 894 NE/c E. 21st and S. 114th E. Ave. (CS)

This request is to add one access point on 21st Street just east of South 114th East Avenue. The request will then allow two access points in a total frontage of 554 feet. Traffic Engineering has approved the request and it is recommended the Planning Commission concur.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve the access change for 21 Garnett Place as presented.

Waiver of Plat:

BOA #291 (County) Ashley Valley Mobile Village (603) South of SW/c E. 63rd Street North and North Lewis (RMH)

The Board of Adjustment has approved an exception for a children's nursery in the RMH District, which is a Use Unit #5, thereby requiring a plat or plat waiver. Since this is an approval for one mobile home lot in a platted subdivision, the Staff sees no need for another plat. Nothing would be gained by re-platting and it is recommended that this requirement be waived.

On MOTION of HINKLE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young "absent") to approve the request to waive plat in Ashley Valley Mobile Village as presented.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15622	(2293) William E. Whitaker, Jr. and Joanna	L-15629	(3593) Alden & Hazel Carroll
15623	(2194) Howard Good	15630	( 283) Henry F. McCabe & A. H. Woody
15624	(1182) Johnnie E. Robinson & Nettie M.	15631	( 283) Henry F. McCabe & A. H. Woody
15625	(1794) Michael C. Walter & Leo M.	15632	( 283) Henry F. McCabe & A. H. Woody
15626	(2903) Floyd F. & Nina Cooper	15633	(1703) Lonnie L. & Ethel D. McDaniel
15628	(1392) L & S Development Corp.	15635	(3103) Vona V. England
		15636	(2192) Velma Oxford

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

Request for Waiver:

L-15616 Hines/Tulsa Industry, Ltd. (694) North and west of NW corner of East 11th Street and Mingo Valley Expressway (CS)

This request will create four tracts without access on a public street. Access is being provided by a mutual access easement to East 11th Street. The Staff has no objection, since this is all part of a commercial development with no need for a dedicated street system. Approval will be subject to any utility extensions needed and approval of the Board of Adjustment. (Waiver of frontage requirement.) Ken Miles was present for the applicant. It was recommended the applicant hold a coordination meeting with utilities for the various extensions and easements needed.

The Technical Advisory Committee and Staff recommended approval of L-15616, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve a waiver of the Lot Split requirements on L-15616, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) drainage plans through the permit process,
- (c) water and sewer main extensions, and
- (d) coordinate with utilities for easements needed with any extension of facilities.

15619 N. Emami (2790) E. S. 217th W. Ave., S/Side Coyote Trail (AG)

This request is to split Lot 5, Block 4, Hickory Ridge Estates into two parcels of 2.16 acres and 2.82 acres. One lot will have only 30' of frontage and the other will have 195.25' of frontage. Since the AG District require 200' of frontage (or width) this will require Board of Adjustment approval. The Staff sees no objection, since the lots created are still large enough to meet the minimum 2-acre AG requirement. The Health Department has already approved the percolation tests. The right-of-way for Coyote Trail was dedicated by the plat. The applicant was not present.

The Technical Advisory Committee and Staff recommended approval of L-15619, subject to the condition.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve a waiver of the lot split requirements on L-15619, subject to the following condition:

- (a) Board of Adjustment approval of frontage.

L-15620 Columbia Properties Co. (483) 7012-14 South Indianapolis (RS-3)

This is a request to split an existing duplex down the party wall to create two separate lots. This is becoming a common practice, so the Staff has no objection, subject to the applicant assuring the maintenance of any common utility connections, and subject to the Board of Adjustment's approval of the split.

The Technical Advisory Committee recommended approval of L-15620, subject to the conditions:

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve the requested waiver of lot split requirements for L-15620, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) assurance of common maintenance of utilities, and
- (c) 2-1/2' additional easement on rear (west) to make a standard total of 17-1/2'.

L-15621 Charles A. Epperson (2183) 9906 South Yale Avenue AG

This is an application to split a long narrow strip of land that was left between two platted subdivisions. The tract is approximately 82.5' wide by 886.08' long. The west 433.92 feet is being added to Lot 11, Block 1, Brighten Oaks Addition. The remainder will be approximately 1.5 acres and will have access to South Yale Avenue. The Staff notes that the frontage of the lot is already nonconforming and was prior to this application. We do not feel that the Board of Adjustment approval would be necessary if it had not been split. The

L-15621 (continued)

resulting lot on Yale will not meet the AG requirements, but the part being added to Brighton Oaks Addition does not need a waiver. The Health Department's approval has already been obtained. The Staff sees no objection to the request. (Applicant has not asked for waiver of the Major Street Plan requirement on Yale.)

The City Engineer noted most of "Tract B" is in the floodplain and should be included in a "drainageway easement". Also, Water and Sewer Department advised the future needs may require an easement of 11 feet parallel to the north property line.

The Technical Advisory Committee and Staff recommended approval of L-15621, subject to the conditions:

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve the request to waive the lot split requirements for L-15621, subject to the following conditions:

- (a) Board of Adjustment approval of bulk and area,
- (b) drainageway easements as needed by the City Engineer, and
- (c) north 11 feet of Tract "A" as a utility easement.

CONTINUED ZONING PUBLIC HEARINGS:

Z-5770 Nichols (Hardesty Development Company) 71st St. S. and S. Sheridan in PUD 190 RS-3 to RM-1

Mr. Gardner advised the Commission that the developer is working with the area residents in order to reach an agreement; therefore, a request for continuance has been made.

On MOTION of HINKLE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions", Parmele, Rice, Young, Inhofe "absent") to continue consideration of Z-5770 until January 12, 1983, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Other Business:

PUD 271 Tony Dark Sheridan Pond

This item was stricken from the agenda.

PUD 190-17 E. E. Robinette, Lot 14, Block 9, Minshall Park I

Staff Recommendation - Minor Amendment

The subject tract, Lot 14, Block 9, Minshall Park I, is located at the Southwest corner of South Lakewood Avenue and 77th Street South. The applicant is requesting a minor amendment for a reduction in the rear yard and livability space requirements.

PUD 190-17 (continued)

The request is to allow a livability space of 5,800 square feet instead of the required 6,200 square feet, constituting a difference of approximately 6% and can be considered minor in nature.

In addition, the Plot Plan submitted shows that relief of the required 25' rear yard is also needed. Because the subject lot is situated on a corner (requiring two, 25-foot yards from each street and the front property line is curved. Staff recognizes the hardship placed upon the owner to meet the additional 25-foot rear yard PUD requirement. As shown, the structure has an approximate 22-foot rear yard along 47 feet of the back of the house and a 17-foot yard along the remaining 19 feet, which the Staff can support as minor because the underlying RS-3 zoning requires only a 20-foot rear yard.

Therefore, Staff can recommend APPROVAL, subject to the proposed covered patio remaining open, thereby not encroaching further into the rear yard requirement, per Plat Plan submitted. (Exhibit "A-1").

TMAPC Action: 6 members present.

A MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice, Young, Inhofe "absent") to approve this minor amendment to PUD 190, subject to the proposed covered patio remaining open, per Plat Plan submitted.

PUD #292-1 Jack Arnold, Lots 11 and 12, Block 1, Guier Woods IV East

Staff Recommendation - Minor Amendent

Planned Unit Development No. 292 is located at East 75th Place and South Harvard Avenue. It is 6.48 acres in size and has been approved for a private, large-lot, single-family development. The applicant is requesting a minor amendment to reduce the minimum lot width of two lots (Lots 11 and 12, Block 1) from 75 feet to 60 feet on Lot 11 and 67 feet on Lot 12. The applicant is proposing to meet all other PUD requirements.

Based on a review of the Plat of the subject tract and the PUD conditions, the Staff finds that the request will not increase the density of the total project and will not significantly alter the original PUD.

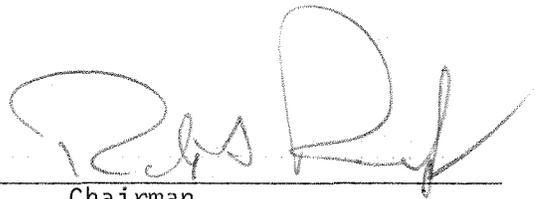
Therefore, the Staff recommends APPROVAL of Minor Amendment PUD #292-1 for the reduction of Minimum Lot Width on Lot 11 and from 75 to 60 feet and Lot 12 from 75 feet to 67 feet, per the Plat submitted.

TMAPC Action: 6 members present:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Petty "aye"; no "nays"; no "abstentions"; Parmele, Rice Young, Inhofe "absent") to approve this minor amendment to PUD #292, per the Plat submitted.

There being no further business, the meeting was adjourned at 2:15 p.m.

Date Approved Dec 15, 1982

  
\_\_\_\_\_  
Chairman

ATTEST:

  
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Secretary