

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1452
Wednesday, April 20, 1983, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Benjamin Gardner Higgins Hinkle, Secretary Miller C. Young, 1st Vice Chairman	Draughon Kempe Petty T. Young Inhofe	Chisum Compton Gardner Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, at 10:38 a.m., as well as in the Reception Area of the INCOG Offices.

Vice Chairman C. Young called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe "absent") to approve the minutes of April 6, 1983 (No. 1450).

REPORTS:

Report of Receipts and Deposits:

The Staff advised the Commission this report is in order.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe "absent") to approve the Report of Receipts and Deposits for the month ending March 31, 1983.

Chairman's Report:

Chairman C. Young noted that the TMAPC appointment of Mrs. Catherine Keating to the River Parks Authority was approved by the City and County Commissions.

Committee Reports:

Chairman C. Young informed the Commission that both the Comprehensive Plan Committee and the Rules and Regulations Committee will meet next Wednesday at 12:00 Noon.

RESOLUTIONS:

Mr. Gardner presented resolutions amending the District 5, 9, 10 and 18 Plan Maps, as instructed by the Planning Commission following the Public Hearing of April 6, 1983. These resolutions have been approved as to form by the Legal representative.

Resolutions (continued)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe "absent") to adopt the following resolutions:

Resolution No. 1452:571

A RESOLUTION
AMENDING THE DISTRICT 5 PLAN MAP,
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 Resolutions 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 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 21st day of April, 1976, this Commission, by Resolution No. 1109:425, did adopt the District 5 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 17th day of March, 1983, for the purpose of considering an amendment to the District 5 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 6th day of April, 1983, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 5 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from Low-Intensity -- Residential to Low Intensity -- No Specific Land Use for property located on the southwest corner of 31st Street South and the Skelly Bypass extending 825 feet west of the intersection and south to the Bypass (Z-5784), and;
2. Amending the Comprehensive Plan Map designation from Low Intensity -- No Specific Land Use to Medium Intensity -- No Specific Land Use for property fronting on either side of 21st Street South extending from 85th East Avenue, west 720 feet (Z-5689).

4.20.83:1452(2)

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 5 Plan Map, be and is hereby adopted as part of the District 5 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

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.

Resolution No. 1452:572

A RESOLUTION
AMENDING THE DISTRICT 9 PLAN MAP,
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 Resolutions 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 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 24th day of November, 1976, this Commission, by Resolution No. 1139:451, did adopt the District 9 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 17th day of March, 1983, for the purpose of considering an amendment to the District 9 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 6th day of April, 1983, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 9 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from Low-Intensity -- Residential to a) Medium Intensity -- No Specific Land Use for property beginning at the northeast

corner of 51st Street South and Vancouver Avenue and extending north 180 feet and east 165 feet and b) Low Intensity -- No Specific Land Use for property beginning at a point 180 feet north of the northeast corner of 51st Street South and Vancouver Avenue and extending 90 feet north and 165 feet east (Z-5737), and;

2. Amending the Comprehensive Plan Map designation from Low Intensity -- Residential to a) Low Intensity -- No Specific Land Use for property beginning at the intersection of the centerlines of 33rd West Avenue and 50th Street South and extending 175 feet west and 75 feet south and b) Medium Intensity -- No Specific Land Use for property beginning at a point 75 feet south of the intersection of the centerlines of 33rd West Avenue and 50th Street South and extending 175 feet west and 400 feet south.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 9 Plan Map, be and is hereby adopted as part of the District 9 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

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.

Resolution No. 1452:573

A RESOLUTION
AMENDING THE DISTRICT 10 PLAN MAP,
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 Resolutions 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 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 31st day of March, 1976, this Commission, by Resolution No. 1106:421, did adopt the District 10 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 17th day of March, 1983, for the purpose of considering an amendment to the District 10 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 6th day of April, 1983, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 10 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from a) High Intensity -- Residential to Medium Intensity -- Commercial on property located on the south side of Charles Page Boulevard extending west from the Red Fork Expressway to Newblock Park and b) High Intensity -- Commercial to Medium Intensity -- Residential on property varying from 125 feet to 300 feet north of Charles Page Boulevard and extending farther north to 2nd Street, then west from the Red Fork Expressway to the lot line midway between Rosedale Avenue and Santa Fe Avenue (requested by District 10).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 10 Plan Map, be and is hereby adopted as part of the District 10 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

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.

Resolution No. 1452:574

A RESOLUTION
AMENDING THE DISTRICT 18 PLAN MAP,
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 Resolutions 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 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

Resolution 1452:574 (continued)

WHEREAS, On the 27th day of August, 1975, this Commission, by Resolution No. 1078:403, did adopt the District 18 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 17th day of March, 1983, for the purpose of considering an amendment to the District 18 Plan Map and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 6th day of April, 1983, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 18 Plan Map as follows:

1. Amending the Comprehensive Plan Map designation from Low Intensity -- Residential to Low Intensity -- No Specific Land Use on a triangular-shaped property on the east side of Memorial Drive at the 5700 block south extending south on Memorial 660 feet and east 720 feet (Z-5674), and;
2. Amending the Comprehensive Plan Map designation from Medium Intensity -- Office to Medium Intensity -- No Specific Land Use on 2.5 acres located on the south side of East 47th Place South and 150 feet west of Mingo Road (Z-5706), and;
3. Amending the Comprehensive Plan Map designation from Low Intensity -- Residential, Low Intensity -- No Specific Land Use and Medium Intensity -- No Specific Land Use to Medium Intensity -- Office, Medium Intensity -- Residential and Low Intensity -- No Specific Land Use on property located north and south of 71st Street South for an area between Lewis Avenue and Peoria Avenue (Z-5778 and Z-5788), and;
4. Amending the Comprehensive Plan Map designation from Medium Intensity -- No Specific Land Use to Medium Intensity -- Office on property on the southwest corner of East 73rd Street and Lewis Avenue, south to 74th Street (Z-4245).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 18 Plan Map, be and is hereby adopted as part of the District 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

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.

SUBDIVISIONS:

Sooner Addition (3314) North side of East 66th Street North, East of North
129th East Avenue (RMH)

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

Oklahoma National Gas Company advised that some interior easements may need to be shown on the final plat. This should be worked out, but in coordination meetings. The Health Department advised that preliminary plans had been submitted for sewage disposal and they would not object to preliminary approval. However, final plat will not be approved or released until the Health Department is satisfied with the method and plans provided for sewage disposal.

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

Mr. Wilmoth explained this is a mobile home park with one lot and one block on about 40 acres. This tract was zoned RMH many years ago, but has not been developed. A plat has been submitted and this will be a rental mobile home park with approximately 173 spaces. Mr. Wilmoth thought the interested parties present were mostly concerned about sewage disposal and water supply. A representative from the Health Department was present at the T.A.C. meeting and stated there were no objections to a preliminary approval. There is a preliminary plan for the disposal system and the final plat will not be released until the Health Department is satisfied that the conditions have been met. A written approval from the water district will be required before the final plat is released. A layout was submitted for information and Mr. Wilmoth displayed this, which showed the lots, the sewage disposal system and the main arterial street. However, the plat will be just the one lot, one block, since it is under one ownership. Mr. Wilmoth emphasized that the zoning has been approved and has been on the books for many years. The only item before the Commission is a request for preliminary plat, subject to the conditions.

Applicant's Comments:

Mr. Phil Smith with Hammond Engineering Company represented the applicant. They are aware of the 16 conditions imposed by the T.A.C. and plan to comply with the requirements. The Oklahoma State Health Department will have to be satisfied on the lagoon design and he has already secured the approval of the rural water district. Some off-site improvements will have to be made to guarantee adequate water, such as enlarging water lines.

Mr. Smith will have to verify that the pond will hold water. The plans are for an irrigation sewer system on the subject property. No water will run off. It will be put up in the air to be evaporated. The plan will be about 35% of what the old criteria was for water surface, as far as the ability to treat the waste. There will be no odor to this plant. It will not be loaded to the capacity of the one operated by the City of Owasso.

There will be three ponds on the site; however, two of them would be enough to satisfy the treatment requirements of the Oklahoma Health Department. The irrigation will be 1/4" per day each half. This will be operated half a system at a time, in case maintenance is required.

Commissioner C. Young asked how the irrigation system would work when the ground is frozen and Mr. Smith explained there would be enough storage to last 90 days in the pond and will not need to irrigate when the land is frozen. This is also a State Health Department requirement.

Sooner Addition (continued)

Commissioner Benjamin wondered what prevents the odor. Mr. Smith explained the waste is diluted because this system would run so small a loading for the area. Most residents who live next to this type of system are not aware of what it is. However, if this system is overloaded, problems arise. This system will not be overloaded. The State Health Department would not let them overload the system.

One-acre of water in a lagoon, if it can be discharged, will handle about 200 people. The plan is for 173 units and it is their belief the population density will be approximately 425 people, which would be a little over 2 acres of water. In this system, there will be a little over 4 acres of water. The biggest problem is that none of the water can leave the site; therefore, it has to be disposed of through evaporation and irrigation.

Commissioner Higgins asked what would happen if it were found that water was leaving the site. Mr. Smith explained they would be liable for suit, in that instance.

Commissioner Gardner wondered if there is a similar system already installed in the City or County of Tulsa. Mr. Smith could not say for sure, but advised that the Health Department would be able to answer that question. Mr. Smith has not personally designed one within the County or City. The City of Owasso is on a lagoon system, but they have the right to discharge into Bird Creek. Mr. Smith has done several lagoons, one of which was for the town of Ramona. He has not received any complaints on this system.

One of the main problems with this type of system is that maintenance is demanded on the sprinkler heads because algae grows on these parts. The applicant has another mobile home park that has a treatment plant operator, so he has a certified operator, licensed by the State of Oklahoma, who will also be watching this system.

<u>Protestants:</u>	Clintford Davis	Addresses:	6811 North 129th East Ave. Owasso
	Jerry Cole		6325 North 137th E. Avenue "
	Charles Shaffer		6905 North 129th E. Avenue "
	Mary Shaffer		6905 North 129th E. Avenue "
	Homer McClure		13118 E. 71st Street "
	Ava Sanders		6536 North 134th E. Avenue "
	Dean Bishop		P. O. Box 68, "
	Andrea Rider		12998 E. 66th Street North "
	Vicky Jones		8935 E. Latimer Street, Tulsa

Protestants' Comments:

Mr. Clint Davis is concerned because there are existing ponds on this property, as well as other properties that will not hold water. Commissioner Higgins assured the protestants that the Health Department will do thorough studies to determine if the system will work. Mr. Davis could not understand how the Health Department could make a determination if they do not talk to the people in the area.

Mr. Jerry Cole felt a mobile home park of this nature in this area would be a detriment to property values. He proposed this plan be tabled and the developer meet with the area residents as to the nature of the development in order to enhance their investment and give the owner a full return on his investment. The residents are concerned about the impact on the school system, the increase in property taxes resulting from such an influx of school

Sooner Addition (continued)

children, the devaluation of property, the quality of the roads in this area, inadequate police and fire protection and the possibility of odors from the sewage system. Mr. Cole has been in touch with the Water Department, who informed him there are 80 water taps available at the present time for the entire 4 square mile area. Although the applicant has said a water line will be installed, the residents do not feel this is adequate and request something more definite. There is a mobile home park in the area, but it is not a rental park. The sewage disposal in this area at this time requires 2.5 acres per residential lot before the ground will perc on a septic-type system.

Mr. Charles Shaffer's property adjoins the subject tract on two sides. Less than a mile from this property is a mining operation with this same rock formation. This is blasted on an almost daily basis. Mr. Shaffer also objects to such a high-density mobile home park and this includes the lagoon system.

If there will be no odor, why is it located on the extreme west side instead of in the middle of the 40 acres, which would be level ground. It is located now in a natural drain area with less than a quarter mile to Elm Creek, which empties into Bird Creek. It would be too late to rectify the situation after the pond leaks. He did not think the ponds could be sealed under these conditions. The rock is a very unstable mass.

Chairman Young asked if any of the protestants have talked to officials in the County Water and Sewer Department or in the Health Department. Mr. Shaffer has not talked to the Health Department but understands some of the residents have. He understands this will comply with the Health Department standards, but he has lived in this area for 25 years and none of the ponds in this area will hold water now. Chairman Young explained that the Health Department should be advised of these concerns and might also be able to alleviate some of the neighbors' concerns. The Commission is being asked to stop the plat now when this plan might work.

Mr. Wilmoth commented that a representative from the Health Department was present at the T.A.C. meeting and they are well aware there is concern, which is the reason for the special conditions relating to the Department. The Health Department and water district will not give a release for final plat unless they are satisfied.

Commissioner Hinkle wondered how close the lagoon will be to the flood area on Elm Creek, since this has a tendency to flood. Mr. Smith explained the floodplain is not shown touching this property. It is to the north and west; and, the Creek runs from a northeast to a southwest direction into Bird Creek. The flood studies show the areas that would tend to be under water and it does not traverse this property from a creek standpoint.

Mrs. Mary Shaffer did not understand the irrigation system. There is a terrible drainage problem in this area. There is water on top of the ground right now because the ground will not absorb the water. If this is an irrigation system where the ground must soak up the water, Mrs. Shaffer did not think it would work. There are areas on this 40 acres where water stands continually.

Mr. Homer McClure displayed an aerial map, which was taken about 10 years ago. Drainage from the pond in the middle of this tract will run into

Sooner Addition (continued)

Mr. Shaffer's pond at two points, indirectly through the pasture behind the house, then probably into Elm Creek. The two existing ponds have not been able to hold water since the rock quarry was started. The owner already has a trailer park in Catoosa, which experiences severe traffic problems and is on a County road like this one would be. There is a one-lane bridge on a curve into this area which is wood with 2 x 12 slats running down it. This is the access to Highway #169. The other access would be into 76th Street North and then into Owasso or back to 145th Street to 56th Street North. The bridge over Bird Creek is also one lane. The water from Bird Creek during floods have backed up into this area. A mobile home park would devalue property. The school experiences 2.5 children per trailer, which would make 4.5 people per trailer in an average family. This would add up to 778.5 people with the 173 units, which is about 300 more people than the applicant anticipates. The Baptist Children's Home is in the area and the children continually come onto his property to fish. The mobile homes would increase this risk. There have also been problems with wild dogs in the area.

Commissioner Higgins wondered when this property was zoned RMH, since the high density seems to be the main concern. Mr. Gardner explained the zoning would permit 8 mobile homes per acre. Obviously, the entire 40 acres cannot be developed because much of it will be needed for the sewage treatment. Mr. Wilmoth noted that preliminary approval will allow the Health Department to do a more thorough study in order to see if this is feasible. Also, the Staff made a spot check on the layout and the lots are bigger than required. The developer is substantially under the density permitted by RMH zoning.

Mrs. Ava Sanders would like to meet with various City officials and let them understand about this area. The sewer treatment plant on 56th Street North, which was designed by professionals, has a lot of odor. If this new system sprays the water into the air for evaporation, the germs would be blowing on their property.

Chairman Young advised Mrs. Sanders to talk with the Health Department staff, the County Engineer and the water district. Mr. Smith commented the final plat will not be before the Commission in less than two weeks.

Mr. Dean Bishop wanted to know what the protestants could say or what points could be brought out in order to stop this plat. Chairman Young answered that if an engineering study were presented, showing the ponds would leak and damage surrounding property, the Commission would have some reason to deny the preliminary and final plat. All the Commission can rely on is State-paid experts. Chairman Young stated he planned on voting for approval of this preliminary plat with the added condition that the Commission be furnished written documentation from the City-County Health Department and the County Engineer so the Commission will have something in writing on which to base a final decision. Mr. Bishop wished to postpone any decision until the residents can obtain some engineering studies and before the Health Department has gotten involved. Chairman Young explained this could have been done if the protestants had requested a continuance before the hearing had progressed this far. Preliminary approval is critical to start studies by the Health Department and various agencies. The final approval and release is the deciding hearing. Mr. Bishop stated it would take some time to hire engineers and have studies prepared. Two weeks would not be enough time. Chairman Young informed him a continuance may be requested

Sooner Addition (continued)

two days before the hearing for the final plat.

Mrs. Andrea Rider wondered if the zoning could be changed. The residents were not aware this was zoned for a trailer park. Mr. Linker was not sure of the County's policy for rezoning someone else's property. This would have to be discussed with a County official, as far as rezoning property not on the application of the owner. Commissioner Hinkle commented she had done some research for the zoning and thought it was rezoned sometime in the mid-1960's. She, too, is concerned about a mobile home park because she lives in Owasso, but the zoning is in place. The Commission will try to make it as livable as possible for the residents in the area.

Mrs. Vicky Jones' property is restricted as far as mobile homes and was selected because she did not want to live next to a mobile home park. There are a lot of problems connected with rental mobile home parks. She would not object if these lots were individually owned instead of rented.

Mr. Davis wondered why notice had not been given to the residents. Mr. Wilmoth explained the Subdivision Regulations require notice to the abutting property owners and the names are furnished to the Staff by the applicant and are taken directly from the County Court House records. There were three people on the mailing list and Mr. Wilmoth also talked to all three of these. Evidently enough people were notified because of the turn out.

Applicant's Comments:

Mr. Smith was willing to answer any questions the Commission asked. Chairman Young requested Mr. Smith to discuss the possible seepage into the Creek. Mr. Smith explained the reason there is a 2-1/2 acre requirement for a septic system on an individual lot is because of the clay content of the soil. It will not perc. This makes a good lagoon liner; but, the developer will have to satisfy the State Health Department that the proper clay is present. Otherwise, a "membrane" will have to be installed, which will be a thick, vinyl substance reinforced with fibers to create an impervious surfacing.

Chairman Young questioned how the sewer system would work. Mr. Smith explained this will be broken up into a fine mist in order to enhance the evaporation characteristics. Trees and shrubbery will be planted to help take the moisture out of the soil. The question was asked by Chairman Young why the mist would not have an odor. Mr. Smith advised that the sewer treatment plant in operation near this area actually agitates the water. This plant treats sewage for 100,000 people on about 40 or 50 acres. The treatment on this project would be 4 acres for 400 people and is a different process. When oxygen is mixed into the water so the algae will consume the bacteria, an odor develops, which is the process used on this larger plant. There will be no agitation of the water in the proposed treatment.

Chairman Young also thought the estimated population for this park is low. Mr. Smith worked off the mobile home park statistics to derive his figures. Generally, most mobile homes have 1 or 2 people, with an occasional child.

Commissioner Higgins felt the water being sprayed 20 feet into the air would carry too far. Mr. Smith explained the mist might blow 100 feet, but the system will not be within 300 feet of the property. Winds in this part of the country are north and south. If the wind blows from the south, it will blow across the ponds. If the wind is from the north, there is 300 feet to the south property line. If the wind is blowing enough that a 20-foot-high

Sooner Addition (continued)

mist would blow 300 feet, the sprays would not be on.

Commissioner Benjamin wondered about the applicant's time frame and Mr. Smith stated he would like to bring the final plans before the Planning Commission in a month.

MOTION was made by BENJAMIN to approve the Preliminary Plat for Sooner Addition, in order to receive answers to technical questions and with the understanding that the Planning Commission receives reports from the different agencies. Also, the protestants will have a chance to discuss this project with the developer. He felt the Commission is obligated to move ahead to the next phase. MOTION was SECONDED by HIGGINS, with the question to the developer if he would meet with the protestants in order to work out some of the problems. Mr. Smith agreed.

Commissioner Benjamin also requested the protestants be made aware of the policy concerning a request for a continuance and Chairman Young explained this procedure to the audience and also suggested the case not be placed on the agenda in less than a month's time. Mr. Smith agreed.

On MOTION of BENJAMIN, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the Preliminary Plat of Sooner Addition, subject to the following conditions and that the final plat not be presented to the Commission in less than a month:

1. 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.
2. Water plans shall be approved by the applicable water authority prior to release of the final plat.
3. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the County Commission.
4. Access points shall be approved by the County Engineer.
5. It is recommended that the developer coordinate with County Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for the release of the plat.)
6. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
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. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.

Sooner Addition (continued)

9. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants.)
10. The method of water supply and plans therefore, shall be approved by City-County Health Department.
11. All key or location map shall be complete. (Show Owasso and Tulsa annexation "fence lines".) (Also show any platted subdivisions of record.)
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
13. This plat has been referred to Owasso because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality; otherwise only the conditions listed herein shall apply.
14. Section II of the Covenants can probably be eliminated since there are no private deed restrictions.
15. A "letter of assurance" regarding installation of improvements shall be submitted prior to the release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
16. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Golf Estates II Amended (PUD #313) (382) 61st Street and South 28th West Avenue
(RS-3, RM-T)

The Staff presented the plat with the applicant represented by Ira Crews and Scott Morgan.

This plat has a sketch plat approval and also was received by the T.A.C. on February 24, 1983, and preliminary approval was recommended. The applicant filed a PUD; and, as a result, a redesign is necessary in the southwest part of the plat. Lots that meet RS-3 standards are required in that area, so the plat has been redesigned in accordance with provisions of the PUD and is re-submitted for a revised preliminary approval.

The Staff notes that the building lines on the plat do not conform with the specific recommendations in the Planning Commission minutes. Front building lines of 25' are required throughout the plat, except in the zero-lot line area where the front building line may be 18 feet if a double drive for two cars is provided. The Staff sees no objection to the 15' side yards adjacent to streets; but this was not specifically addressed in the PUD application and should be cleared prior to release of the final plat.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Golf Estates II Amended, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions";

Golf Estates II Amended (PUD #313) (continued)

Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the Preliminary Plat of Golf Estates II Amended, subject to the following conditions:

1. All conditions of PUD #313 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.
2. Utility easements shall meet the approval of the utilities. Show new standard widths were needed. (11' or 17½') Some extensions may be required due to the changes in lot lines. Use standard P.S.O. language in their part of the covenants.
3. Water plans shall be approved by the Water and Sewer Department prior to the release of the final plat, (if required).
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s), if applicable.
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat, (if required?).
6. A request for a Privately Financed Public Improvement District (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. Use standard language for maintenance of the drainageways.
8. The Park Department advises that the developer should be aware of certain agreements made regarding fencing along the golf course and storm water detention facilities.
9. Provide applicable language in covenants for private maintenance of "Reserves A & B".
10. Include language in covenants for access limits on 61st Street.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Victoria Station Addition (PUD #166-B) (2383) SW corner of 91st Street and South 69th East Avenue (RM-1, RS-3)

The Staff presented the plat with the applicant represented by Mike Taylor.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Victoria Station Addition, subject to the conditions:

Victoria Station Addition (PUD #166-B)(continued)

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the Preliminary Plat of Victoria Station Addition, subject to the following conditions:

1. Covenants submitted do not agree with drawing of the plat. (Lots/blocks, and mutual access easements are referenced in covenants, but plat shows only one lot.)
2. Access point(s) should agree with plot plan. Show on the plat as recommended by the Traffic Engineer.
3. All conditions of PUD #166-B 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 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.
5. Provide protection over the existing petroleum products and/or gas lines as required by the owners of the pipeline right-of-way.
6. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat, (if required).
7. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat, (if required). (Include language required by RMUA regarding connection to Haikey Creek disposal system.)
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 a "land-tie" to section corner at Sheridan.)
10. It is recommended that the developer coordinate with 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. The PUD Amendment shall be approved by the City Commission before final plat is released.

Victoria Station Addition (PUD #166-B)(continued)

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

FOR FINAL APPROVAL AND RELEASE:

Springview Estates (263) 182nd Street and South Memorial Drive (RS)

AND

Pleasant View Estates (2114) East 96th Street North and North 134th East Avenue (RE)

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

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the final plats of Springview Estates and Pleasant View Estates and to release same as having met all conditions of approval.

Sutherland First (Amended) (1293) North side of East 21st Street, West of Mingo Road (CS, RS-1)

The Staff advised the Commission that this is an amended plat. This plat has been processed and approved and filed of record with the Tulsa County Clerk. After filing, the developer and his engineer discovered an error had been made in the title since Sutherland Lumber and Homecenter, Inc., is a Delaware Corporation and not an Oklahoma Corporation. There are no other changes but the attorneys are requiring the plat to be re-filed to show this correction. The Staff recommends final approval and release, as well as waiver of any additional fees, since it has already been processed and our records will be complete.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the amended final plat of Sutherland First and release same as having met all conditions of approval; and, that all fees connected with this final approval be waived.

FOR EXTENSION OF APPROVAL:

Yorktown Park (PUD #283) (683) SE corner of 61st Street and South Yorktown Avenue (RM-1, OL)

The Staff recommended a one-year extension for this plat. This has been working for awhile and the Staff has no objection.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve a one-year extension for the Yorktown Park Plat.

FOR WAIVER OF PLAT:

BOA #12522 Verndale Addition (492) 4421 West 5th Street (RM-1)

This request is to waive the plat on Lots 13 and 14, Block 4, VERNDALE since it is already platted. The Board of Adjustment has approved the existing church use and nothing would be gained by a new plat since all improvements are in place. It is recommended the request be approved.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the platting requirements for Verndale Addition (BOA Case No. 12522).

LOT SPLITS:

For Ratification of Prior Approval:

L-15777 (283) McCabe/Woody	L-15781 (1193) Langston/Griffith
15778 (2403) Richard Stephens	15782 (1783) A. W. Jenkins
15780 (983) Silver Ridge	15784 (3193) Ted Dickson
Joint Venture	15785 (192) Tulsa Union Depot, Inc.

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

Lot Splits for Waiver:

L-15754 M. Spreitzer (1393) 2420-22 South 91st East Place (RS-3)

This request is to split Lot 13, Block 1, Memorial Acres into 2 lots. The lot contains an existing duplex which will be split down the common party wall. The north lot will be 32.45' wide with a minimum of 3,634 sq. ft. The south lot will be 37.55' wide with a minimum of 4,205.6 sq. ft. The applicant has made application to the Board of Adjustment for variances of lot width, lot area, and side yard. Since the duplex is existing and, therefore, the overall density and physical appearance of the area will not change, the Staff has no objection to the split, subject to approval by the Board of Adjustment. The applicant is also required to provide for maintenance of any common utility connections and file this of record.

The Technical Advisory Committee and Staff recommended approval of L-15754, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15754, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) provide for maintenance of common utilities.

L-15757 and L-15758 Charles B. Poole (2702) North 24th Street, North of Pine
Street (RS-3) (PUD #106)

These two applications are to split 3 existing duplexes on Lots 1, 2, and 3, Block 3-A, Gilcrease Hills Village II. Each duplex lot will be split into 2 lots for a total of six (6) lots. The smallest of the lots will be 42.60' wide with 4,130.92 sq. ft. These lots are within a PUD and the applicant is requesting a minor amendment to the PUD to allow lot splits and to cover any necessary variances. This is being handled by a separate lot split instead of a replat as the Staff felt there was nothing to be gained by a replat. Since the duplexes are all existing and, therefore, the overall density and physical appearance of the area will not change, the Staff has no objection to the split, subject to approval of the minor amendment to PUD #106 by the TMAPC.

The applicant is also required to provide for maintenance of any common utility connections and file this of record.

The Technical Advisory Committee and Staff recommended approval of L-15757 and L-15758, subject to the conditions.

A minor amendment to PUD #160 has been submitted and may be found later in the meeting.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15757 and L-15758, subject to the following conditions:

- (a) Minor amendment to PUD #106, and
- (b) provide for maintenance of common utilities.

L-15765 Homecraft Land Development, Inc. (Mike Taylor) (182) SW corner of
South Peoria Avenue and East 66th Place South (RM-2)

This is an application to split Lot 1, Block 1, Raintree II Addition into 4 lots to provide separate ownership for the phasing of the development. Some water and sewer extensions may be necessary, Board of Adjustment approval will also be necessary for variances of the Bulk and Area Requirements, and/or setbacks of buildings. The applicant was present at the T.A.C. meeting and explained reasons for the split, which is primarily an accounting system between the developer's companies to provide separate financing and construction by phases. The T.A.C. objected to Tract #3 because it was "landlocked" and recommended this Tract be redesigned with a 30' minimum width "handle" to Peoria, thereby meeting both zoning requirements and Water and Sewer Department policy. Developers were agreeable to this recommendation. P.S.O. and other utilities will require review and planning of the project as a whole unit even though the splits are approved, in order to properly serve the development. The Traffic Engineer also recommended that Tract 3 be provided with mutual access to the driveway on Peoria.

The T.A.C. had listed as a condition of approval that Tract 3 be redesigned to provide 30' of frontage on Peoria. This has been done. Therefore, the Technical Advisory Committee and Staff recommended approval of L-15765, subject to the conditions.

L-15765 (continued)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15765, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) utility extensions if needed, and
- (c) provide Tract 3 with mutual access to the driveway on Peoria.

L-15766 William Hughes, James Butler (1483) North side of 90th Street
South, West of Sheridan Road (RD)

This is a request to split 2 existing duplexes on Lots 2 and 4, Block 1, Chimney Hills South Extended. Each duplex lot will be split down the common party wall resulting in lot widths of 52.8' and 47.2' on Lot 2 and lot widths of 51.3' and 63.7' on Lot 4, Block 1. Since the duplexes are existing and, therefore, the overall density and physical appearance of the area will not change, the Staff has no objection to the split, subject to Board of Adjustment approval of the lot widths, lot areas and provisions for common maintenance of the utilities to be filed of record.

Roy Hinkle was present for the applicant.

The Technical Advisory Committee and Staff recommended approval of L-15766, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15766, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) provide for maintenance of common utilities.

L-15684 Jerry Minton (883) North side of East 75th Street, East of Lewis Avenue (RS-3)

This is a request to split an existing duplex on Lot 8, Block 1, Southoaks Addition. This is also PUD #182. The applicants are currently making an application for a minor amendment to the PUD to allow the splitting of the lot. The plat does not have any dedicated interior streets, so the entire lot before the split did not technically have any frontage. The duplex is existing and the split does not increase the density of the area; therefore, the Staff has no objection. The Staff does express concern, however, about utility service to the northerly lot. Access to the northerly lot would involve some kind of private access easement.

This was heard by the Technical Advisory Committee on January 27, 1983, at which time it was recommended denial of L-15684 and recommended a replat of the entire subdivision because of the following reasons:

L-15684 (continued)

1. The creation of a landlocked piece of property, and
2. inaccessibility of utilities to the north lot.

The applicant has determined that it is not possible to replat the entire subdivision because of the number of owners not interested. They have also been working with the Water and Sewer Department to provide water and sewer to both tracts. The applicant returned to the Technical Advisory Committee to try and obtain a recommendation for approval by the Planning Commission for this one tract.

Roy Hinkle was present at the T.A.C. meeting for the applicant and had verified the above information. Easements will be provided for the necessary utilities and maintenance of any common facilities.

The Technical Advisory Committee and Staff recommended approval of L-15684, subject to the conditions.

The Staff also advised that a Minor Amendment has been submitted and will be heard later in the meeting.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15684, subject to the following conditions:

- (a) Minor amendment to PUD #182 to permit lot splits,
- (b) provide easements for existing utility lines, and
- (c) provide for maintenance of common utilities.

OTHER BUSINESS:

PUD #267 Texaco SE corner of 101st Street and Sheridan Road

Staff Recommendation - Minor Amendment and Site Plan Review:

Planned Unit Development No. 267 is located at the southeast corner of 101st Street and South Sheridan Road. The total PUD is approximately 10 acres in size; however, the minor amendment and Site Plan are for the Texaco property located in the northwest corner of the PUD that is approximately 1-acre in size.

The Detail Site Plan for the PUD was approved on November 3, 1982. This plan shows that the subject tract will be developed as a Texaco gasoline station. The applicant now wishes to revise that plan and request a minor amendment to allow a detached car wash along with the gasoline service.

A detached car wash is a permitted use only by exception in a CS District; therefore, a minor amendment is necessary, but if the washing bay were attached to the principal use structure it would be a permitted accessory use.

Since the applicant is requesting only one washing bay it is obvious that the car wash, whether attached or detached, is not the principal use on the subject tract. The Staff views the principal use as being

PUD #267 (continued)

dispensing of gasoline with convenience food sales and a car wash being accessory. Therefore, the detaching of the car wash can be considered minor in nature and the Staff recommends APPROVAL of the minor amendment and Site Plan, subject to the car wash being architecturally consistent with the principal structure.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment and the submitted Site Plan, subject to the car wash being architecturally consistent with the principal structure.

PUD #252-A Paul Moore 55th Place and Atlanta Avenue

Staff Recommendation - Minor Amendment to Site Plan:

The subject tract is located on both sides of Atlanta Place on the north side of 55th Place. It is approximately 1-1/3rd acre in size and approved for 27 single-family townhouses. The applicant has an approved Site Plan and several of the units have been constructed. He now wishes to add a small bathhouse and pool to the project.

The Staff has reviewed the submitted Site Plan, approved Site Plan and PUD conditions. We view the proposed bathhouse and pool as being an accessory use, which is permitted within the PUD. In addition, the pool that is proposed would be about the same size as might be placed in the yard of a single-family residence; however, there seems to be proposed very little buffering between the pool and the adjacent single-family.

Therefore, the Staff recommends APPROVAL of the amended Site Plan, subject to the following conditions:

- (1) That the submitted Site Plan be made a condition of approval.
- (2) That the entire pool and bathhouse area be fenced.
- (3) That the north side of the pool area be fenced with a 6-foot wood screening fence.
- (4) That several evergreen trees be located in the 15 feet between the property line and the north side of the pool and bathhouse area.

Mr. Compton advised that notice was given to the property owners of single-family homes that abut this property to the north. No protesters were present.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment to the Site Plan for PUD #252-A, subject to the conditions set out in the Staff recommendation.

PUD #106 Charles Poole Lots 1, 2 and 3, Block 3-A, Gilcrease Hills Village II

Staff Recommendations - Minor Amendment:

The subject tract is located just north of Pine Street on the west side of 24th West Avenue. The tract contains 3 duplexes, one on each lot and the applicant is requesting a minor amendment to allow each duplex to be split at the common wall. This action would result in 6 lots with each unit being on a separate lot.

The Staff has reviewed the request and recommends APPROVAL of the Minor Amendment for lot splits on Lots 1, 2 and 3, Block 3-A, Gilcrease Hills Village II, subject to plans submitted.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment for lot splits on Lots 1, 2 and 3, Block 3-A, Gilcrease Hills Village II, subject to the submitted plans, all in PUD #106.

PUD #182-1 Hinkle--East of the NE corner of South Lewis and 75th Street

Staff Recommendation - Minor Amendment:

The subject tract is located just north of the northeast corner of 75th Street and South Atlanta Avenue. It contains an existing duplex structure and the applicant is requesting a minor amendment to allow splitting the lot at the common wall of the duplex. This would result in each unit being on a separate lot for ownership purposes.

The Staff has reviewed the request and recommends APPROVAL of the Minor Amendment, subject to lot split approval.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment to PUD 182-1, subject to lot split approval.

PUD #226 Don Herrington SW corner of East Oklahoma Street and North 72nd East Avenue

Staff Recommendation - Minor Amendment and Detail Site Plan Review:

Planned Unit Development No. 226 is located at the southwest corner of Oklahoma Street and North 72nd East Avenue. It is approximately one-acre in size and approved for 11 single-family attached townhouses on individual lots. The applicant is now requesting a minor amendment to reduce the setback from the south and west boundaries from 5 feet to 4.5 feet. Plus, the applicant is requesting a Detail Site Plan review.

PUD #226 (continued)

Since the architectural drawings were based on the legal description and an actual engineering survey shows the property slightly less in size (3 to 4 inches) the buildings will encroach into the south and west side yards. The Staff feels this encroachment is minor in nature and recommends APPROVAL of a reduction of the setback from the south and west boundaries from 5 feet to 4.5 feet.

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

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Gross Area:	1.02 acre	1.02 acre
Permitted Uses:	Single-Family Townhouses	Same
Maximum Units:	11 Units	11 Units
Maximum Height:	2 stories/26 feet	2 stories/26 feet
Minimum Off-Street Parking:	2 carport spaces	2 carport spaces
Minimum Livability Space:	12,554 square feet	12,554 square feet
Minimum Building Setback:		
From Oklahoma St.	25 feet	25 feet
From 72nd E. Ave.	13 feet	13 feet
From South Boundary	4.5 feet	4.5 feet
From West Boundary	4.5 feet	4.5 feet

Based on the above review, the Staff recommends APPROVAL of the Detail Site Plan. We would remind the applicant that he has to construct a 6-foot screening fence along the south and west boundaries and establish a Homeowner's Association prior to any sales or occupancy of any units.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment and the submitted Detail Site Plan for PUD #226, subject to the conditions set out in the Staff Recommendation.

PUD #281-2 Mike Taylor (Burrows Real Estate Dev.) SW corner of 61st Street and Mingo Road

Staff Recommendation - Minor Amendment & Detail Site Plan Review;
Area "A", Phase 3 and Area "B", Phase 3

Development Areas "A and B" of Planned Unit Development No. 281 are located north and south of 65th Street, just east of South Mingo Road. They have been approved for attached residential and accessory uses and have since divided each development area into three phases. Phase I and II of both development areas have received Detail Site Plan approval and the applicant is now requesting approval of both Phase III Site Plans. In addition, the applicant is requesting a minor

PUD #281-2 (continued)

amendment to reduce the setback between parking and building from 20 feet to 12 feet.

Since, (1) the Code does not require a minimum setback between multi-family buildings and parking, (2) the majority of the encroachments are corners or ends of buildings; and, (3) the resulting setback will still be significant, and Staff recommends APPROVAL of a minor amendment to reduce the setback between parking and building from 20 feet to 12 feet.

In addition, the Staff has reviewed the original PUD conditions, previous Detail Site Plan Reviews, and the submitted Detail Site Plans and find the following:

Development Area "A"
Phase II

Item	Remaining Approved	Submitted
Net Area:	± 4 acres	± 4 acres
Permitted Uses: Attached Residential & Accessory Uses		Same
Maximum Units:	80 units	80 units
Maximum Building Height:	2 stories	2 stories
Minimum Building Setback:		
From Mingo Road (right-of-way)	35 feet	35 feet
From 65th Street or 93rd (right-of-way)	25 feet	25 feet
From No. Boundary	20 feet	20 feet
Between Buildings	15 feet	15 feet
Between Parking & Building	12 feet	12 feet
Minimum Livability Space:	1,000 sq. ft./unit	Exceeds
Minimum Off-Street Parking:	136 spaces	137 spaces

Development Area "B"
Phase III

Item	Remaining Approved	Submitted
Net Area:	± 8 acres	± 8 acres
Permitted Uses: Attached Residential & Accessory Uses		Same
Maximum Units:	160 Units	160 Units
Maximum Building Height:	2 stories	2 stories
Minimum Building Setback:		
From Mingo Road (right-of-way)	35 feet	35 feet
From 65th Street or 93rd (right-of-way)	25 feet	25 feet

PUD #281-2 (continued)

From South Boundary	20 feet	20 feet
Between Buildings	15 feet	15 feet
Between Parking and Buildings	12 feet	12 feet
Minimum Livability Space:	1,100 sq. ft./unit	Exceeds
Minimum Off-Street Parking:	288 spaces	293 spaces

Based upon the above review, the Staff recommends APPROVAL of the Detail Site Plan for Development Area "A", Phase III and Development Area "B", Phase III.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment and Site Plan for Development Area "A", Phase III and Development Area "B", Phase III, all in PUD #281, subject to the conditions set out in the Staff Recommendation.

PUD #128-A-3 Goble Kensington II Amended, Lot 39, Block 3

Staff Recommendation - Minor Amendment:

The subject tract is located at 7721 South Trenton Avenue. It was previously approved for an encroachment into the rear yard. However, the owners of the lot are now interested in increasing the usable rear yard area and desire to push the house five feet forward. This would reduce their front yard setback from 25 feet to 20 feet and at the same time increase the rear yard from 17 feet to 22 feet. To do this, the applicant is requesting a minor amendment to reduce the front setback from 25 feet to 20 feet.

Since the encroachment is on only one corner of the garage and the proposed location will allow the structure to maintain the 25-foot setback adjacent to the abutting side property line, the Staff considers this request as being minor in nature.

Therefore, the Staff recommends APPROVAL of a 20-foot front setback on Lot 39, Block 3, Kensington II Amended, per plan submitted.

TMAPC Action: 6 members present.

On MOTION of BENJAMIN, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Hinkle, Miller, C. Young "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Petty, T. Young, Inhofe, "absent") to approve the requested Minor Amendment to PUD #128-A, for a 20-foot front setback on Lot 39, Block 3, Kensington II Amended, per plan submitted.

There being no further business, the Chair adjourned the meeting at 3:10 p.m.

Date Approved May 4, 1983

Cherry Kempe
Chairman

ATTEST:

Marilyn L. Lisle
Secretary

TMAPC RECEIPTS
Month of March, 1983

ZONING

Zoning Fees	(31)	\$ 3,024.00	
Fee Waived	(0)		\$ 3,024.00

LAND DIVISION

Subdivision Preliminary Plats	(22)	\$ 1,100.00	
Subdivision Final Plats	(11)	568.00	
Plat Waivers	(0)		
Access Changes	(3)	75.00	
Lot-Splits	(36)	310.00	
Fee Waived	(4)		\$ 2,053.00

BOARD OF ADJUSTMENT

Board of Adjustment Fees	(69)	\$ 3,300.00	
Fee Waived	(3)		\$ 3,300.00

* MISCELLANEOUS

	(1)	50.00	50.00
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\$ 8,427.00

DEPOSITORY TICKET

CITY RECEIPT

841	013506	\$ 1,217.00	
842	014183	1,667.00	
842	014600	10.00	
843	014599	1,496.00	
844	015052	1,845.00	
845	015099	2,192.00	\$ <u>8,427.00</u>

CITY BOARD OF ADJUSTMENT

\$ 2,745.00

COUNTY BOARD OF ADJUSTMENT

555.00

CITY SHARE

\$ 2,563.50

COUNTY SHARE

\$ 2,563.50

* Receipt #30925 reflects \$50 Sign Fee deposited in error as Zoning Fee - correction will be made on April, 1983 report

