

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1465  
Wednesday, July 20, 1983, at 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, at 11:09 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Kempe called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 6-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Miller, Petty, Inhofe, "absent") to approve the Minutes of June 29, 1983, (No. 1462).

REPORTS:

Chairman's Report:

Chairman Kempe welcomed Tammy Martin who will be serving as the new Planning Commission Secretary. She expressed the Commission's appreciation to Denise Chisum who has served as the secretary for approximately 2 years.

Director's Report:

Mr. Lasker informed the Commission that an article had been written in the Tulsa Magazine by Janet Pearson concerning INCOG and the TMAPC. Chairman Kempe requested that a copy of the article be sent to each of the Commission members.

Mr. Lasker advised the opinion from the City Legal Department regarding the delineation of future freeway right-of-way of subdivision plats located within the path of such planned facility would be discussed by Russell Linker.

Mr. Linker presented a lengthy memorandum prepared by the City Legal Department addressing specific questions which the Planning Commission previously raised (Exhibit "A-1"). The memorandum dealt specifically with the questions and provided different cases concerning the matter. After limited discussion of the Legal opinion and various concerns of the Commission, it was decided that further research was needed. It was suggested that a special meeting be called for further discussion. Notice will be given to zoning attorneys and developers requesting that their written comments be submitted 10 days prior to the special meeting.

Director's Report (continued)

TMAPC Action: 6 members present.

On MOTION of C. YOUNG, the Planning Commission voted 6-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Miller, Petty, Inhofe, "absent") to call a special meeting on August 31, 1983, with notice to Title Attorneys and other interested parties and requesting their comments be submitted 10 days prior to the special meeting.

Z-5824 Unplatted (3194) 9725 East 61st Street (IL)

Mr. Wilmoth advised he had talked with the applicant, Tom Tannehill, who is requesting that the application be continued to the next scheduled hearing.

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, Draughon, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to continue consideration of Z-5825 until August 3, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

PRELIMINARY PLAT:

Cedar Ridge Heights Addition (1984) 101st Street and South 106th East Avenue (RS-3)

The Staff presented the plat.

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

Traffic Engineer was still concerned about a stub street or connection at the NW corner of the plat into Grace Fellowship property. They would rather see a stub street to the west as originally recommended. However, the applicant's engineer had reached an agreement (approved by City Engineer) for access to the north and east through the church property. The Traffic Engineer would need to review that proposal also.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Cedar Ridge Heights, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, Draughon, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Preliminary Plat of Cedar Ridge Heights Addition, subject to the following conditions:

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. (Some front lot easements may be required.)

7.20.83:1465(2)

Cedar Ridge Heights Addition (continued)

2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (RMUA approval required)
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
6. Show line across end of 106th East Avenue and dimension. Show widths of street right-of-way.
7. Check paragraph J-d with P.S.O., (sentence left out). On page 4 next to last paragraph add "This time limit not applicable to paragraphs J, K, L, and M".
8. Show number of lots (total) on face of plat.
9. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
10. The Staff has no objection to the reduction on the side yard setbacks to 15', but this will require Board of Adjustment approval before release of the plat.
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 Subdivision Regulations shall be met prior to release of the final plat.

Minshall Hill Addition (PUD #190) (1083) 76th Street and South Joplin Ave.  
(RS-3)

The Staff presented the plat with the applicant represented by Ted Ponder.

Mr. Wilmoth advised the property has been developed as a PUD and a site plan has been designed for the area. The shaded area on the plat has already been platted and the developer is merely filling in around that area. Proposed are single-family houses on individual lots which will be subject to the conditions of PUD #190 listed below. Mr. Ponder was in agreement to the conditions.

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

Minshall Hill Addition (PUD #190 (continued))

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, Draughon, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Preliminary Plat of Minshall Hill, subject to the following conditions:

1. All conditions of PUD #190 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. (Site Plan approval is required prior to issuance of building permits.)
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. (RMUA approval required. Add language to covenants regarding connection to Haikey Creek Treatment facility.) (Copy included) (See #12)
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. Street names shall be approved by the City Engineer.
9. Provide in covenants that the time limitations do not apply to utility and easement grants, and other public dedications.
10. Show number of lots on face of plat under acreage figure. (89 lots)
11. The key or location map shall be complete. (Show other subdivisions that have been filed.)
12. Language to include in plat for Haikey Creek facility:

"The approval and filing of this plat does not guarantee that connections will be permitted to the Haikey Creek Wastewater Treatment Plant. The owner of each lot is

Minshall Hill Addition (PUD #190)(continued)

responsible for obtaining from the Superintendent of Waterworks and Sewerage in Tulsa, a connection contract and/or connection permit, certifying to capacity. If capacity is not available, connection of the lot will not be permitted."

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.

The Bedford Addition (684) 67th Street and South 107th East Avenue (CO)

The Staff presented the plat with the applicant represented by Gary Howell.

This plat was originally processed as Breckenridge Estates. It was granted as "sketch plat" approval on June 11, 1981. The property was then rezoned to CO and a new plat submitted for T.A.C. review on May 13, 1982. The applicant withdrew that plat on the same date. The name was changed to The Bedford and revised according to recommendations made on the previous submittals. The current plat under consideration reflects those amendments and/or changes, except the building line on Lots 4-8 inclusive, Block 2 should be 18' on the cul-de-sac.

Mr. Wilmoth explained that the plat meets all conditions except one which the engineer is aware of because there was a change in the building line around the cul-de-sac. It was thought that the plat might be ready for final approval, but all release letters are not obtainable at present, therefore, only preliminary plat approval is being requested.

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

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, Draughon, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Preliminary Plat for The Bedford Addition, subject to the following conditions:

1. All conditions of Corridor Site Plan review 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 approval date and references to Sections 800-850 of the Zoning Code, in the covenants. Also include amendment date.
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.

GEMO Addition (continued)

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

FINAL PLAT AND RELEASE:

Chimney Hills South, Block 40 (Amended) (PUD #215) (1483) 91st Street  
and South 77th East Avenue (RS-3)

Mr. Wilmoth advised the plat was previously approved, released and filed of record. Title research was conducted and an error was discovered in the name shown on that plat. There has been no change in the lots or PUD conditions, only the ownership name. The Staff recommended final approval and release and waiver of fees because the plat was the same as before.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Final Plat of Chimney Hills South, Block 30 and release same as having met all conditions of approval and to waive the fees as requested.

WAIVER OF PLAT:

Z-5704 Polston 2nd Addition (3503) 825 North Sheridan Road (CS)

This is a request to waive plat on Lots 1 and 2, Polston 2nd Addition since it is already platted. The original plat dedicated 25 feet from the center for roadway, and an additional 5' was dedicated later. Since the Major Street Plan now requires 50 feet from the centerline, the applicant has signed the dedication for the additional 20', to total 50' from the center. The Staff and T.A.C. sees no objection to the request, subject to the Traffic Engineering Department's approval of the access and grading plan approval through the permit process. Additional easements will be required by the utilities and Water & Sewer Department.

The applicant was represented by Ron Mercer.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5704, subject to the conditions.

The following conditions have been met by the applicant:

- (b) Right-of-way on Sheridan Road.
- (c) Utility easement on north side of lot.
- (d) Access agreement.

Mr. Mercer has filed the easements and right-of-way of record and signed an access agreement with the Traffic Engineers. The only condition left to be met is (a) Grading plans.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Waiver of Plat for Lots 1 and 2, Polston 2nd Addition subject to the following condition:

7.20.83:1465(8)

Z-5704 (continued)

- (a) Grading plans through permit process.

REQUEST TO WAIVE PLAT:

Z-4885 Day Suburban Acres Addition (193) 8920 East Admiral Place (CG)

This is a request to waive plat on all of Lot 2 and a portion of Lot 3 in the above subdivision. Right-of-way exceeds the amount required by the Major Street Plan. The buildings already exist and if any grading is done, the City Engineer will require drainage plan approval through the permit process.

The applicant was not represented.

Mr. Thomason informed the T.A.C. this request was only for an interior remodel and no exterior changes or new buildings were planned. Water and Sewer Department has an existing sewer line across the property that needs to be located and an easement provided for. Water and Sewer Department would make arrangements to work with the applicant on this condition. Exterior easements may be needed by other utilities if none exist.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-4885, subject to the conditions.

There are no grading plans.

- (a) Grading plan (if any) approval through permit process.
- (b) Locate sanitary sewer and provide easement therefore.
- (c) Other utility easements if none exist on perimeter.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the request to Waive Plat for the Day Suburban Acres, subject to the conditions outlined by the Staff.

Z-5811 (Unplatted) (1903) NW corner of Apache Street and North Utica Avenue (IL)

This is a request to waive plat on a 1.3 acre tract. The use will be for American Beauty Products Plant in conjunction with an existing plant and building to the west. The applicant has obtained some variances from the Board of Adjustment regarding setbacks. (Approved a 70' setback from centerline of Apache; a 30' setback from centerline of Utica and a 30' setback from an "R" District on the north side.) The survey submitted shows only 40' of right-of-way from centerline on Apache, which would require another 10' of dedication to meet the Major Street Plan. Also, another 10' would be required on Utica to meet a minimum of 50' total right-of-way.) Grading and drainage plans will be required in the permit process. The Traffic Engineering Department would require an access limitation agreement.

The applicant was represented by Mr. Ray McCullom.

Z-5811 (continued)

Since this is over an acre, the land to the west was platted, additional right-of-way is needed, and if the building is to be located as shown on the survey, the existing sewer will need to be relocated and easement provided therefore. It was the opinion of the T.A.C. that these things could be provided better by a plat.

The Technical Advisory Committee and Staff recommended DENIAL of the waiver of plat on Z-5811.

Mr. McCullom commented that he does not object to a plat, but needs to continue on with a building permit and start his building.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the request to Waive Plat for the NW corner of Apache Street and North Utica Avenue, subject to the following conditions:

- (1) Need to locate sewer in relation to the corner of the building.
- (2) Additional right-of-way requirements at North Utica and Apache.
- (3) Grading and drainage plans in process through Engineering Department.
- (4) Additional easements for sewage relocation (if necessary).

BOA Case No. 12695 (Unplatted) (1202) 5424 North Madison Avenue (RS-3)

This is a request to waive plat for a day care center in Wiley Post Elementary School at the above address. Existing buildings will be used and no changes are to be made in the school. Since all facilities are existing it is recommended that the plat requirement be waived.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the request to Waive Plat for 5424 North Madison Avenue.

BOA Case No. 12700 (Unplatted) (993) NE corner of 19th Street and South Harvard Avenue (RS-3)

This is a request to waive plat for a day care center in Sidney Lanier School at the above location. Existing buildings will be used and no changes are to be made in the school. Since all facilities are existing it is recommended that the plat requirement be waived.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the request to Waive Plat for the NE corner of 19th Street and South Harvard Avenue.



Z-5790 Woodland Hills Mall (183) NW corner of 68th Street and South 85th  
East Avenue (OM, CS)

This is a request to waive plat on the above zoning application for Lot 3, Block 3 of Woodland Hills Mall. The property is already platted and bounded on three sides by existing dedicated and improved streets. The Staff sees no need for another plat on the same lot and block, and would recommend waiver of the plat requirement. (Note that a companion PUD, #309, was also processed. Section 260 of the Zoning Code is being met on the PUD by amendment to the covenants on this particular block to include the PUD requirements.)

The applicant was represented by Roy Johnsen.

On MOTION of HINKLE, the Planning Commission voted 6-0-1 (Draughon, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; Flick "abstaining"; Higgins, Miller, Petty, Inhofe, "absent") to approve the request to Waive Plat for the Woodland Hills Mall, on Z-5790.

LOT SPLIT FOR WAIVER:

L-15862 Charles Jarvis & Bill Beaman, Jr. (2203) 2806 North Sheridan  
Road (IL)

This is a request to split Lot 4, Block 4, Mohawk Acres into two lots. The smaller lot will have 55' of frontage and the remainder of Lot 4 will have 110' of frontage on North Sheridan Road. Both lots have access to water and sewer. The Staff sees no objection to the requested reduction of frontage from 150' as required in the IL District, since there are numerous other lots & existing businesses with even less frontage. The existing right-of-way on Sheridan is 30' and an additional 20' of right-of-way would be needed to meet the Major Street Plan. The applicant has already provided the necessary right-of-way.

The applicant was represented by Mr. Snyder.

The Technical Advisory Committee and Staff recommended approval of L-15862, subject to the condition.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Lot Split for Waiver for Charles Jarvis and Bill Beaman Jr., 2806 North Sheridan Road, subject to the following condition:

(a) Board of Adjustment approval of frontages.

L-15867 Robert Hahn (3073) South side of East 163rd Place, between  
Peoria Avenue & Rockford Avenue (AG)

This is a request to split Lot 1, Block 11, Faulkenberry Estates Addition into two tracts, being the west 170' and the east 160'. The lots exceed the minimum of 2 acres, but lack the 200' lot width in the AG District. This plat has recently been filed of record after being processed by the TMAPC. The split has been held so a lot/block description could be used rather than a metes and bounds

L-15867 (continued)

description. A similar split was in process on a tract south of this one, but it was submitted in time to be included in the plat as two lots. It has Board of Adjustment approval. The Staff sees no objection to the split, subject to Health Department's approval of percolation tests on both halves and Board of Adjustment approval of the lot widths.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-15867, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Lot Split for Waiver for Robert Hahn, South side of East 163rd Place, between Peoria Avenue and Rockford Avenue, subject to the following conditions:

- (a) Health Department approval, and
- (b) Board of Adjustment approval.

L-15868 & L-15869 Steve Dixon (PUD #148) (2194) 3100 Block of South  
130th East Place (RM-1)

This is a request to split two existing duplexes down the party walls to permit separate ownership of each side. The Staff sees no objection to this request, subject to the applicant filing an instrument of record that provides for maintenance of any common utilities and walls. Since this is a PUD, it will also require a minor amendment to permit splitting the duplexes. (It is suggested that the minor amendment cover the whole addition if other existing duplexes are to be split.)

The applicant was represented by Ken Cox.

The Technical Advisory Committee and Staff recommended approval of L-15868 and L-15869, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Lot Splits of Steve Dixon, 3100 Block of South 130th East Place, subject to the following conditions:

- (a) Maintenance agreement, and
- (b) Minor Amendment to PUD.

L-15870 21st Investment Company (3093) NW corner of 51st Street and  
South Lewis Avenue (CS)

This is a request to split an unplatted tract at the northwest corner of this intersection which will result in an "L" shaped lot around the corner. The applicant is requesting two waivers, one being the frontages in the CS District and the other waiver being the Subdivision Regulations, requiring conformance with the Major Street Plan. Both 51st Street and South Lewis Avenue

are secondary arterial streets with an ultimate proposed right-of-way width of 50' from the centerline. Only 35' exists from the centerline of 51st and 40' from the centerline of South Lewis. No survey or other data was submitted initially, showing locations of any structures, but appearances are that the existing buildings are set back behind the Major Street Plan setback, (50' from the centerline). The Staff could support the request to waive the frontage in the CS District because of the existing buildings. However, due to the commercial nature of the development and the congestion at the intersection, the Staff CANNOT support the applicant's request to waive the Major Street Plan requirements.

The applicant was represented by John Moody and Ken Cox.

Mr. Moody provided a survey and rendering which showed the existing buildings and how an additional building could be provided without any changes in the access points. The lot split was only to provide separate ownership of the Quik-Trip and the dry cleaners already built. It is not "subject to a plat", so a building permit could be obtained on the tract as it exists now.

The main concern of the T.A.C., particularly Traffic Engineer, was that the bridge across I-44 will eventually need to be widened and intersection improvements made. Since the main concern on this application was the waiver of right-of-way, the Staff recommended the record show a specific vote of each member present, which was done as follows:

(a) Waiver of frontage, (Board of Adjustment): Unanimous -- for approval.

(b) Waiver of Major Street Plan Requirements:

Traffic Engineer	-- denial
City Engineer	-- denial
Water & Sewer Dept.	-- denial
Staff	-- denial
Cable TV	-- "abstaining"
P.S.O.	-- "abstaining"
O.N.G.	-- "abstaining"

This request would be forwarded to the Planning Commission with recommendations as shown.

After a lengthy discussion between C. Young, Mr. Moody, and the Commission, Mr. Young made a motion for a continuance for one week with a written recommendation by Mr. Moody, Mr. Gardner and Mr. Linker.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; No "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to grant a continuance for one week on the proposed Lot Split of the 21st Investment Company for the NW corner of 51st Street and South Lewis Avenue to include a written recommendation by Mr. Moody, Mr. Gardner, and Mr. Linker.

L-15871 Creek County Rural Water District #2 (1082) 7958 South Union Ave.  
(CS)

This request is from Creek County Rural Water District #2 to allow sale of the remaining property that is not needed for their pump station. A tract 332' x 281' was purchased, but only a small area of 100' x 100' was needed for the pumping facility. The 100' x 100' tract is "landlocked" by zoning standards, but it does have access to South Union Avenue by a private access agreement. The remainder of the tract will not require any zoning waivers, since it has more than enough frontage to meet the zoning. (The plat requirement was waived on this portion of Z-4675. However, the tract on the corner to the south of this property is still "subject to a plat"). The remainder of this split will require Health Department approval of percolation test for septic system.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-15871, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Lot Split of the Creek County Rural Water District #2, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) Health Department approval of remaining tract.

L-15888 Gem Homes (PUD #268) (2483) 8931 East 92nd Court (RS-3)

This is a request to split a triangular tract from Lot 10, Block 10, Woodland Glen 4th Addition and add it to the lot to the east. (Lot 11). The house on Lot 11 was built too close to the westerly line and even crossed part of the original lot line. This split will leave Lot 10 with less than 6,900 square feet, or approximately 6,452 square feet, and the house will still be 4 feet from the property line. A minor amendment to the PUD will be necessary to permit the setback and smaller lot area. The Staff sees no objection to the request and recommends approval. (No utility easements are changed or involved in the split.)

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Lot Split for Gem Homes at 8931 East 92nd Court.

LOT SPLITS: Ratification of Prior Approval

L-15876 ( 483) Jeff Levinson	L-15899 (3602) T.U.R.A.
15889 (2892) Stachia Skaggs	15900 ( 183) Hines/Tulsa Industrial, Ltd.
15891 ( 102) Ralph Johnson	15902 ( 292) Fracorp, Inc.
15895 ( 283) Horizon Invest. Properties, Inc.	15903 (2094) Ed Ryon
15897 (1192) Margaret Rogers	15905 ( 182) Homecraft Land Development, Inc.
15898 (3602) T.U.R.A.	

Lot Splits: (continued)

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the above Lot Splits for Ratification.

PUD #263-A (continued)

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Maximum Building Height:	41 feet	41 feet
Minimum Building Setbacks:		
From 71st Street Right-of-way;	35 feet	75 feet
From North, East and West Boundaries;		
front of building,	20 feet	20 feet
side of building,	15 feet	20 feet
between buildings.	15 feet	15 feet
Maximum Livability Space:	2.77 acres total	Exceeds
Minimum Off-Street Parking:	304 spaces	314 spaces
Minimum Parking Lot Setbacks:		
From 71st Street Right-of-way;	10 feet	10 feet
From North, East and West Boundary lines.	3 feet	3 feet

Based upon the above review, the Staff recommends APPROVAL of the Detail Site Plan for PUD #263-A, subject to the Plan submitted.

Applicant's Comments:

Steve Carr was present and requested the Planning Commission approve the Staff's Recommendation.

TMAPC Action: 7 members present.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Minor Amendment and Detail Site Plan Review, subject to the Plan submitted.

PUD #309 (Development Area "A")

Staff Recommendation - Detail Site Plan Review

Planned Unit Development No. 309 is located east of the southeast corner of 66th Street and South Memorial Drive. It is 10.28 net acres in size and has been approved for two development areas. Development Area "A" was approved for commercial uses and Development Area "B" was approved for office uses. The applicant is now requesting approval of the Detail Site Plan for Development Area "A".

The Staff has reviewed the applicant's Site Plan and find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Gross Area:	8.87 acres	8.87 acres
Net Area:	7.78 acres	7.78 acres

Permitted Uses: Use Unit 11 - Offices, Use Unit 12 - Eating Places, Use Unit 13 - Convenience Goods and Services, Use Unit

PUD #309 (continued)

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
	14 - Shopping Goods and Services and video game room provided that convenience grocery and free-standing eating places are excluded.	Same
Maximum Floor Area:	100,000 sq. ft.	91,758 sq. ft.
Maximum Stories	1-story	1-story
Minimum Internal Landscaped Open Space:	11% of net area, excluding right-of-way.	Exceeds
Minimum Building Setback:		
From North Boundary;	20 feet	30 feet
From South Boundary;	20 feet	75 feet
From West Boundary;	25 feet	30 feet
From East Boundary.	25 feet	65 feet
Off-Street Parking and Loading Requirements:	As provided within Section 1214.4 of the Zoning Code (407 spaces)	475 spaces
Other Bulk and Area Requirements:	As provided within a CS District	Same

Therefore, the Staff recommends APPROVAL of the Detail Site Plan, for Development Area "A", subject to the submitted Plan.

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to approve the Detail Site Plan, for Development Area "A", subject to the submitted Plan.

PUD #190 (Lot 4, Block 3, Minshall Park I Addition)

Staff Recommendation:

The subject tract is located at the SE corner of 75th Street and South Kingston Avenue. It is abutted on the north and west by streets, on the east by a single-family structure and on the south by a 150-foot wide drainage/open space easement. The proposed structure meets the setback requirements from the two streets and from the adjacent single-family dwelling; however, a portion of the garage and house encroaches 13 feet into the rear yard setback.

Since the major portion of the proposed building meets the 25-foot rear yard requirement and since the tract is abutted on that side by a substantial open space rather than other lots, the Staff can recommend approval of the Minor Amendment, per the Site Plan submitted.

TMAPC Action: 7 members present.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays";

PUD #190 (continued)

no "abstentions"; Higgins, Miller, Petty, Inhofe, "absent") to APPROVE the Minor Amendment, per Site Plan submitted.

There being no further business, the Chair adjourned the meeting at 4:45 p.m.

Date Approved August 17, 1983

Cherry Kempe  
Chairman

ATTEST:

Marilyn Ginkle  
Secretary