

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1549
Wednesday, April 3, 1985, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes Connery Draughon Higgins, 2nd Vice- Chairman Paddock, Secretary VanFossen Wilson, 1st Vice- Chairman Woodard	Harris Kempe Young	Frank Gardner Holwell Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 2, 1985, at 11:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice-Chairman Marilyn Wilson called the meeting to order at 1:35 p.m.

Minutes:

On MOTION of WOODARD, the Planning Commission voted 7-0-1 (Carnes, Connery, Draughon, Higgins, VanFossen, Wilson, Woodard, "aye"; no "nays"; Paddock, "abstaining"; Harris, Kempe, Young, "absent") to **APPROVE** the Minutes of March 20, 1985 (No. 1547).

Committee Report:

Mr. VanFossen informed that the Comprehensive Plan Committee would meet at 12:00 noon, April 10, 1985, in Room 1116 of the Tulsa City Hall Building to discuss amendments to the District 10 Plan.

Director's Report:

Election of Officers — Mr. Gardner informed that the Planning Commission held election of officers in October, but under the By-Laws of the Commission officers are to be elected after the first of the year.

On MOTION of WOODARD, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to **RETAIN** the four officers in the same positions for the remainder of 1985, as follows: Cherry Kempe — Chairman, Marilyn Wilson — First Vice-Chairman and Betty Higgins — 2nd Vice-Chairman and Bob Paddock — Secretary.

SUBDIVISIONS:

Preliminary Plat:

Church Of The Holy Cross-Episcopal (2114) S. of SE/c 96th Street North &
N. 129th E. Ave. (AG)

The Staff presented the plat with the applicant not represented, but informed that he was aware of the conditions and was in agreement. Staff and TAC recommended approval of the preliminary plat subject to conditions.

On MOTION of PADDOCK, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to APPROVE the preliminary plat of Church of the Holy Cross-Episcopal, subject to the following conditions:

1. Identify the additional 17' of right-of-way as "Additional roadway dedication". Show book & page reference for existing 33' of right-of-way. Show number of acres on face of plat near location map.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to, property and/or lot lines.
3. Water plans shall be approved by the Rogers County RWD #3 prior to release of final plat.
4. 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 County Commission.
5. A topo map shall be submitted for review by TAC (Sub. Reg's.) (Submit with Drainage plans).
6. Limits of Access shall be shown on the plat as approved by County Engineer.
7. 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.
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health

Church of the Holy Cross-Episcopal (2114) (con'td)

Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

9. The method of sewage disposal and plans therefore, shall be approved by the City/County Health Department.
10. 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.)
11. The method of water supply and plans therefore, shall be approved by City/County Health Department.
12. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on 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. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Sub. Reg's.)
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

Ivy Lane Estates (1864) NE/c E. 211th & S. Mingo Rd.

(AG)

The Staff presented the plat with the applicant represented by Gary Howell, Roger Ragsdale and Nelson Pendergrass.

This plat is being submitted as a "Sketch" on the overall plan, and "preliminary" on the first phase. There may need to be some realignment of street right-of-way on a portion of the plat and one lot may be omitted from the plat. It was recommended that the plat be approved for "sketch", and the preliminary also be approved, but with another review of the full TAC prior to final approval and release to show any changes that may be necessary.

The Staff and TAC recommended approval of the sketch and preliminary plat subject to conditions.

Ivy Lane Estates (1864) (cont'd)

= On MOTION of CARNES, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to APPROVE the preliminary plat of Ivy Lane Estates (1864), subject to the following conditions:

1. Show block numbers on plat. Show or identify Tulsa/Okmulgee County line.
2. Some lots are less than 200' average width, so will require Board of Adjustment approval. All the lots exceed the minimum area of two acres so the Staff has no objection to the widths as shown. Final plat shall not be released until BOA approval is made. (Case #548)
3. Those lots facing Mingo and 211th St. without access to a side street should be limited to one access point per lot, or as directed by County Engineer. Culvert or drain under driveways, subject to approval of County Engineer. (See paving & drainage plan requirement.) Those lots having access to an interior street shall not have access to 211th or Mingo.
4. Not a condition for approval of plat, but Staff notes that the 4.8 acre tract at the intersection of 211th & Mingo is zoned AG as is the rest of the platted area. Just because it is left out of this plat does not endorse any other uses that might be required by a zoning change. Also, it may be desirable to obtain the section line right-of-way around this corner to align with the platted lots east and north. This would facilitate alignment of drainage and utilities.
5. Show any existing dedications and/or easements on plat.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines. (Overhead service preferred by E. Central Electric).
7. Water plans shall be approved by the Rural Water District #6 prior to release of final plat.
8. 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 County Commission.

Ivy Lane Estates (1864) (cont'd)

9. Street names shall be approved by County Engineer. Show on plat as required.
10. It is recommended that the developer coordinate with County Engineering during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for release of plat.)
11. 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.
12. 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.
13. The method of sewage disposal and plans, therefore, shall be approved by the City/County Health Department.
14. 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.)
15. The method of water supply and plans, therefore, shall be approved by City/County Health Department.
16. Applicant is reminded that percolation test results on each lot are required by the Health Dept. prior to transmittal for preliminary approval. Also, if more than 25% of the lots have failing perc. tests the subdivision must be served by a community sewage disposal system. (Sub. Regs; Append. A1-1)
17. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
18. Item #4 in covenants conflicts with zoning ordinances. The mininum lot size in an AG District is 2 acres. (This might be covered by the following statement instead: "No lot shall be split or subdivided without the approval of the TMAPC, its successors or assigns, in accordance with the applicable regulations.")

Ivy Lane Estates (1864) (cont'd)

19. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Sub. Reg's.)
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

Sunwest Highlands (382) SW/c 61st & S. Union Ave.

(CS)

The Staff presented the plat with the applicant not present. Staff and TAC recommended approval of the Preliminary Plat of Sunwest Highlands, subject to conditions.

On MOTION of WOODARD, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to APPROVE the preliminary plat of Sunwest Highlands, subject to the following conditions:

1. Include the words "streets and" in line 1, Section IA. Show Book & Page of dedications on Union and 61st if previously dedicated. Show an easement for the storm drain at the southeast corner of the plat, subject to City Engineer approval.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to, property and/or lot lines.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
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 City Commission. (On-site detention or 100 yr. storm drain to creek with fee in lieu.)
6. Limits of Access shall be shown on the plat as approved by City and/or Traffic Engineer. Include applicable language in covenants. (Location O.K., but check sight distances.)

Sunwest Highlands (382) (cont'd)

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. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Sub. Reg's.)
9. All Subdivision Regulations shall be met prior to release of final plat.

Woodland View Park South (Amended) (3693) 59th & S. 87th E. Ave. (RS-3)

The Staff presented the plat with the applicant represented by Wayne Hood.

This plat is filed to create separate lots for existing duplexes. Board of Adjustment approval is required to permit the individual lots. Case #13491, pending 3/21/85). Final plat shall not be released until Board of Adjustment approval is obtained. (Staff advised that the BOA did approve the application on 3-21-85 so this condition has been met.)

There was some discussion regarding sewer and other existing utility connections. A mutual maintenance agreement may be needed in covenants to cover any shared sewer or utility lines.

Staff and TAC recommended of the preliminary plat of Woodland View Park South (Amended), subject to conditions:

On MOTION of CARNES, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** the preliminary plat of Woodland View Park South (Amended) (3693), subject to the following conditions:

1. Covenants should be rearranged to separate the paragraphs relating to utilities and dedications and the paragraphs relating to duplex use and other private restrictions. Omit references to access limitations (this is not on an arterial street.) Omit references to 15' building lines (none on this plat.) (Use 11' standard easement.)
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if

Woodland View Park South (Amended) (3693) (cont'd)

underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to, property and/or lot lines.

3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat. (Applicable only if extensions required.)
4. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Sub. Reg's.)
5. All (other) Subdivision Regulations shall be met prior to release of final plat.

Cariari (PUD 373) (3293) South of SE/c E. 51st & S. Lewis Ave. (OL, RS-2)

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

Staff and TAC recommended approval of the preliminary plat of Cariari, subject to the conditions:

Mr. Taylor, representing Sisemore-Sack-Sisemore, informed that a detention pond and onsite detention would be required (conditions #6 and #7) and this would be in excess of the requirements by the City Engineer.

On MOTION of PADDOCK, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** the preliminary plat of Cariari (PUD 373) (3293), subject to the following conditions:

1. All conditions of PUD #373 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants. (Include all PUD conditions as listed in minutes and not evident by face of plat.)
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to, property and/or lot lines. (Check PSO portion of covenants.)

Cariari (PUD 373) (3293) (cont'd)

3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language for W/S facilities in covenants).
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer 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 final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (On-site detention 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 City Commission.
8. Limits of Access shall be shown on the plat as approved by City and/or Traffic Engineer. Include applicable language in covenants. (Relocate north access further south.) (Show "EMERGENCY ACCESS ONLY" at E. 52nd St.)
9. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
10. 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.
11. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
12. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6-5 of Sub. Reg's.)

Cariari (PUD 373) (3293) (cont'd)

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

Twin Oaks (PUD #331) (3293) 55th & S. Delaware Ave. (RS-3, RS-2)

The Staff informed that the TAC had tabled this item because so many restrictions would be required if developed as presented. Staff recommended that the Planning Commission continue this application until April 17, 1985.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no, "abstentions"; Harris, Kempe, Young, "absent") to CONTINUE consideration of the preliminary plat of Twin Oaks (PUD #331) (3293) until Wednesday, April 17, 1985, 1:30 p.m., in the City Commission Room, City Hall, Tulsa Civic Center.

WAIVER OF PLAT:

Z-5209 Valley Bend Sub. (783) S.E. Corner 71st & S. Quincy (CS)

This is a request to waive plat on the north 290' of Lot 4 of the above subdivision. Since the tract is already platted Staff had no objection and recommended approval, subject to conditions.

The applicant was not represented.

In discussion the TAC felt there were enough conditions to warrant filing a plat. Staff was advised that the right-of-way on 71st had been purchased.

The TAC recommended that a plat be filed on Z-5029, but if the Planning Commission approves a waiver it should be subject to the conditions outlined by Staff and TAC.

Mr. Paddock asked why the Technical Advisory Committee voted to recommend a plat. Mr. Wilmoth informed that it was due to the paperwork involved; i.e., Access Limitation Agreement, utility and PSO easements, etc., separate documents which must be filed. He further informed that that part of this area was already platted and the right-of-way on 71st has been purchased and this was the primary consideration. He also advised that there is a new plat and PUD which wraps around it and had to be platted and the applicant was requesting a waiver to save time. He advised that the applicant already has his building application. Mr. Gardner informed that if the area had been platted when it was first noted it would be this type of facility and site, the right-of-way would have been dedicated to the City at no charge; however, the City purchased the right-of-way and the applicant is developing without the benefit of a platting requirement or dedication of public facilities right-of-way.

Z-5209 Valley Bend Sub. (783) (cont'd)

Mr. VanFossen informed that it appeared Staff had no objection to the plat waiver and he was in favor of it as long as Staff was comfortably covered under the conditions.

Ms. Higgins asked Legal for advice on platting requirements. Mr. Linker informed that if there is a question about dedication of a particular street and the plat has been waived, the dedication would not be received. In this case, the TAC said only that there were enough conditions to require a plat, but no reasons were specified.

Mr. Steve Collins, 5511 Toledo, informed he was representing the applicant and he had been unable to attend the TAC meeting to discuss the conditions. He advised that the applicant was not aware of the need for replatting until he tried to obtain a building permit and that all the conditions would be complied with.

On MOTION of VANFOSSEN, the Planning Commission voted 4-3-0 (Carnes, Connery, VanFossen, Woodard, "aye"; Draughon, Paddock, Wilson, "nay"; no "abstentions"; Harris, Higgins, Kempe, Young, "absent") to **APPROVE** the Waiver of Plat on Z-5029 Valley Bend Sub. (783) subject to the following conditions:

- (a) Grading and drainage plans approved by City Engineer (PFPI & on-site detention).
- (b) Access Limitation Agreement, subject to approval of Traffic Engineer. (Only one access to 71st).
- (c) Utility extensions and/or easements, including 11' on east (with PSO underground covenants) and 15' underground easement on west parallel to property line.

Z-6035 (Midway Addition) (693) NE/c E. 4th St. & S. Rockford Ave. (RM-1 to IL)

This is a request to waive plat on Lots 13-17, Block 5 of the above-named plat. Lots 15 and 16 are vacant and a new building is proposed on Lot 15, with parking on both lots. Lots 13, 14 and 17 still have existing residences on them and no immediate plans have been made for those lots. (This whole area will probably redevelop as light industrial.) Staff has no objection to the request since the property is already platted. (The proposed building on Lot 15 is for Hammond Electric which has existing facilities on 3rd Street across the alley to the north.)

The applicant was represented. Staff and TAC recommended approval of the waiver of plat on Z-6035, subject to one condition.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye";

Z-6035 Midway Addition (693) (cont'd)

no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** the Waiver of Plat on Z-6035 Midway Addition (693), subject to the following condition:

- (a) Onsite detention and PFPI required for development.

CHANGE OF ACCESS:

Memorial South Center (3693) NE corner 61st & South Memorial (CS)

Staff informed that the access point was being proposed to be changed to align with the actual driveway location as installed when Memorial was improved and existing apartment complex was built. This change reduces the access points from three to two locations.

The Traffic Engineer and Staff recommended approval of this access change.

On MOTION of PADDOCK, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** the change of access for Memorial South Center (3693) as recommended by Staff.

LOT SPLITS:

Lot Split for Waiver:

L-16402 Opal Creekmore (3284) West side of S. 129th E. Ave., 1/2 mile south of 111th Street (AG)

This is a request to split a small tract into two lots, one being 130' x 336' (net) and one 306' x 336' (net.) The smaller tract will be approximately one acre and the larger 2.36 acres. Applicant advised Staff that this was on both well and septic. Staff advised that this will not meet the Subdivision or zoning regulations, but the applicant was aware of this and filed the application, requesting waiver of the frontage and area on the zoning. This split will require approval of the City/County Health Department, so Staff recommended that it be reviewed by the TAC and transmitted to the Planning Commission, subject to Health Department approval. (If the Health Department approval can not be obtained, the split is automatically denied.) In the event that the Health Department does approve, additional right-of-way is needed to meet the Major Street and Highway Plan. Applicant has not requested waiver of that portion of the split. If both Health Department and Planning Commission approve the split, it will be subject to the approval of the Board of Adjustment on a variance of the lot area and width.

L-16402 Opal Creekmore (cont'd)

Staff informed that no one was present on this case and that the Health Department advised it would approve the split. TAC and Staff recommended approval of L-16402, subject to two conditions.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** L-16402 Opal Creekmore, subject to the following conditions:

- (a) Board of Adjustment approval of lot width and area;
- (b) Health Dept. approval of existing septic and water systems.

Lot Splits for Ratification of Prior Approval:

L-16396 (2502) TURA	L-16401 (3113) Terry Lewallen
L-16397 (1393) Larkin Bailey	L-16403 (693) Tulsa Indian Council
L-16398 (3113) Doris Wall	L-16406 (3294) Midway Dev. Co.
L-16400 (3104) Mingo Valley Dev.	L-16407 (1993) Ruth Blane

Staff recommended ratification of the above lot splits.

On MOTION of CONNERY, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **RATIFY** the above lot splits.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-6035

Applicant: Hammond

Location: North and East of Rockford & 4th Street

Present Zoning: RM-1

Proposed Zoning: IL

Date of Application: February 14, 1985

Date of Hearing: April 3, 1985 (cont'd from March 27, 1985)

Size of Tract: 2 acres

Presentation to TMAPC by: Casper Jones

Address: 1302 S. Fulton

Phone: 834-4723

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District — Industrial.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested IL District may be found in accordance with the Plan Map.

Conclusion — This area is currently in transition from residential to industrial and the transition should occur in an orderly manner. Based on the Comprehensive Plan, the Staff can support industrial zoning on the subject tract and feel the request will be in keeping with an orderly transition. The Staff recommends APPROVAL of IL zoning as requested.

Comments and Discussion:

Mr. Jones informed that he had letters from the four property owners included in the application and there were no objections to the rezoning. He also informed that Mrs. Thompson, who had questions about the rezoning at the March 27 hearing, signed the letter and had no objection to the proposal.

Staff Recommendation:

Site Analysis — The subject tract is approximately 2 acres in size and located at the northeast corner of Rockford Avenue and Fourth Street. It is partially wooded, flat, contains what appears to be two duplex dwellings and two single-family dwellings, along with a parking facility, and is zoned RM-1.

Surrounding Area Analysis — The tract is abutted on the north by mixed residential and commercial activity zoned CH, on the east by single-family dwellings zoned RM-1, and on the west and south by mixed land uses zoned RM-1. Industrial zoning, including IL and IM, has been approved in the area.

TMAPC Action: 8 members present.

On MOTION of CARNES, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye";

Z-6035 (cont'd)

no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to recommend to the Board of City Commissioners that the following described property be zoned IL as recommended by Staff:

Legal Description:

Lots 13, 14, 15, 16 and 17, Block 5, MIDWAY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma.

OTHER BUSINESS:

PUD #285-1 (Turner and Assoc.) 68th and Canton -- Lot 4, Block 1, Canyon Creek

Staff Recommendation -- Minor Amendment to Allow an 18' Setback from the East Property Line

PUD #285 is approximately 9 acres in size and is located 1,000 feet east of Yale Avenue on the north side of East 68th Street South. The tract is presently zoned OL and has been approved for a total of 145,000 square feet of office space. The applicant is now requesting an amendment to allow an 18' setback from the east property line on the subject lot which has been approved for 50'. Staff has notified abutting property owners of this request.

After review of the applicant's submitted plans, he has proposed to move the building south and east to a new location requiring the minor amendment. The relocation of the building will also require relocation of parking. The request is still greater than straight OL zoning requirements which would allow a minimum 10' setback. The Staff finds the request to be minor in nature and consistent with the original PUD in concept. The Staff recommends APPROVAL of the minor amendment to allow an 18' setback from the east property line, subject to the applicant's Site Plan submitted.

Applicant Comments:

John Moody represented the applicant and informed that there is an extreme slope on the property that required a minor change in the plans since it became apparent that the 50' setback on the building would be inappropriate. He informed that notification had been made of the change and there had been no response.

TMAPC Action: 8 members present

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to APPROVE the Minor Amendment to allow an 18' setback from the east property line of PUD #285-1 as recommended by Staff.

PUD #285 (Turner and Assoc.) 68th and Canton

Staff Recommendation: Detailed Site Plan Review -- Part of Canyon Creek
located at East 68th Street and Canton Avenue

The subject tract is located 1/4 mile east of the northeast corner of East 68th Street and South Yale Avenue. The total area of the PUD is approximately 9 acres and is approved for a nine (9) building office complex. The tract has underlying zoning of OL. Detail Site Plan approval has previously been granted for one building each on Lots 1 and 2 of the Canyon Creek Addition. The internal street system of the PUD is composed of private curvi-linear drives on steep slopes as the property slopes generally down to the north and up at the east boundary. The topography of the site, plus cut and fill required for the building pad, will cause the peak of the roof to be visible from ground level in residential areas to the east above the required six (6) foot screening fence. The screening fence shall be required on the east and north boundaries of this lot. The Staff is concerned about the close proximity of the southwest corner of this building to the main drive. Further, it appears that the location of the handicapped parking spaces causes persons to enter or exit with poor sight distance and possibly to back into the main private driveway of the development. The tract for which Detail Site Plan approval is requested is located at the northeast corner of the development and is the product of a lot split approved by the TMAPC on March 20, 1985 (L-16391).

The Staff has reviewed the proposed Detail Site Plan and recommends APPROVAL, subject to the following conditions:

1. That the applicant's Detail Site Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

	<u>Approved</u>	<u>Submitted</u>	<u>Remaining</u>
Net Area:	Total 374,616 sq. ft.	22,990 sq. ft.	267,455 sq. ft.
Permitted Uses:	OL District	Same	-
Maximum Floor Area:	145,000 sq. ft.	8,000 sq. ft.	105,096 sq. ft.
Maximum Building Height:*	35 ft.	Does not exceed 35 feet.	-
Minimum Landscaped Open Area:	30% (6,900 sq. ft. required)	6,750 sq. ft.	-

PUD #285 (Turner and Assoc.) (cont'd)

Minimum Building
Setbacks:

From North Boundary	20 ft.	66 ft.	-
From East Boundary	18 ft.**	18 ft.	-
Minimum Off-Street Parking:	1 space per 300 sq. ft.	33 spaces—1 per 274 sq. ft.	-

Minimum Lot Frontage Abutting a Private Street:	20 ft.	Exceeds	-
Minimum Setback from a Private Street	20 ft.	Exceeds	-

* The building height that was initially approved for PUD #285 was 35 feet from the ground elevation to the top of the top plate. The building height definition has been changed since the time of approval; however, the PUD conditions remain unchanged.

** Subject to approval of PUD #285-1 by the TMAPC on March 27, 1985.

3. Sign Standards:

Signs accessory to office uses shall comply with the restrictions of the PUD Ordinance and the following additional restrictions:

Wall or canopy signs shall be limited to one sign for each principal building and shall not exceed a display surface of 64 square feet.

4. That a Detail Landscape Plan shall be submitted to, and approved by, the TMAPC and in place prior to occupancy of the building.
5. That a property owner's association be created to maintain all common areas, including private drives if units are sold now or in the future.
6. That 6-foot tall solid screening fence be installed along the north and east boundaries.
7. That no Building Permit shall be issued until the property has been included within a subdivision plat (unless waived), submitted to, and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants.

PUD #285 (Turner and Assoc.) (cont'd)

TMAPC Action: 8 members present

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **APPROVE** the Detail Site Plan on PUD #285, as recommended by Staff, subject to the conditions listed above.

PUD #331-1 Twin Oaks South side of 55th Street So. at Delaware Avenue

Staff Recommendation — Minor Amendment to Approve Setbacks

Staff requested that this item be continued to April 17, 1985, with concurrence of the applicant.

TMAPC Action: 8 members present

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Draughon, Higgins, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Young, "absent") to **CONTINUE** consideration of minor amendment PUD #331-1 Twin Oaks until Wednesday, April 17, 1985, 1:30 p.m., in the City Commission Room, City Hall, Tulsa Civic Center.

There being no further business, First Vice Chairman Wilson declared the meeting adjourned at 2:36 p.m.

Date Approved April 17, 1983

Cherry Kempe
Chairman

ATTEST:

PBPaddock
Secretary

4.03.85:1549(18)