

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1616
Wednesday, August 20, 1986, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Doherty, 2nd Vice-Chairman	Carnes	Frank	Linker, Legal Counsel
Draughon	Crawford	Gardner	Reynolds, DSM
Parmeale, Chairman	Kempe	Setters	
Selph	Paddock	Wilmoth	
VanFossen			
Wilson, 1st Vice-Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 19 1986 at 10:00 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:33 p.m.

MINUTES:

Approval of Minutes of August 6, 1986, Meeting #1614:

On **MOTION** of **WOODARD**, the Planning Commission voted **5-0-1** (Draughon, Parmeale, VanFossen, Wilson, Woodard, "aye"; no "nays"; Doherty, "abstaining"; Carnes, Kempe, Paddock, Selph, Crawford, "absent") to **APPROVE** the **Minutes of August 6, 1986, Meeting #1614**.

REPORTS:

Report of Receipts & Deposits for the Month Ended July 31, 1986:

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Doherty, Draughon, Parmeale, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Selph, Crawford, "absent") to **APPROVE** the **Report of Receipts and Deposits for the Month Ended July 31, 1986**, upon Staff advising that all was in order.

REPORTS - Cont'd

Committee Reports:

Mr. VanFossen advised that the **Comprehensive Plan Committee** had met this date to discuss and review the proposed amendments to the District 6 Comprehensive Plan as relates to the 15th/Cherry Street Special Study area. These amendments will be presented at a public hearing scheduled for Wednesday, August 27, 1986.

Director's Report:

Mr. Gardner commented that the figures on the Report of Receipts and Deposits were up, indicating activity has been increasing. The \$11,000 range is encouraging, as it has dropped to the \$5-6,000 range in the past few months.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Triad Center (PUD 202)(283) SE/c East 61st Street & South 76th East Avenue

This plat is a resubdivision of Crow-Dobbs Office Park and is being refiled only for the purposes of showing ownership lines of the three buildings and the detention pond. PUD 202 is not being changed, and all conditions on the previous plat and PUD process still apply. Site plan review is required for the third building before a building permit can be issued. (PUD condition, and also included in covenants of plats.) If any future changes in the PUD are made it is expected that no changes would be required on the face of the plat and that any changes approved by the TMAPC could be accomplished by amending the written portion of the plat pertaining to the PUD conditions.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Triad Center, subject to the following conditions:

1. The underlying plat of Crow-Dobbs Office Park should be properly vacated if required by legal counsel. (Advisory, not a TMAPC process.)
2. All conditions of PUD 202 shall apply as per previous plat and PUD approval by TMAPC.

Triad Center - Cont'd

3. Drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage and detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Note on face of plat is required regarding Watershed Development Permit.)
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Access points shall be approved by Traffic Engineering and shown as recommended.
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 lines and/or lot lines.
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants.
8. 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(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final 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. Amend paragraphs A and B regarding street and easement dedications.
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 the Subdivision Regulations.
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Triad Center (PUD 202)**, as recommended by Staff.

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Heritage Park (3602)

SE/c East Oklahoma Street & North Greenwood Avenue

This plat has a "Sketch Plat" approval (2/27/86) subject to 12 conditions as listed in the minutes of that date. A copy of the TAC minutes of 2/27/86 was provided, with Staff comments in the margin. (Staff has no objection to preliminary approval, provided other TAC members have the proper information or submittals for preliminary.)

TURA may wish to add a paragraph stating that this area is subject to certain restrictions that may be imposed by that Agency. (Suggest that only reference be made with Book/Page, etc., rather than list the conditions on plat.) Underlying plat should be properly vacated to the satisfaction of TURA and their attorneys. Waiver of platting fees is recommended for TURA.

There was some discussion regarding closure of Hartford and previous requirements to provide a cul-de-sac. However, TURA has decided not to close the street so that requirement doesn't apply now.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Heritage Park, subject to the following conditions:

1. 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 lines and/or lot lines.
2. Change date on face of plat.
3. 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(s) of the lots(s).
4. Drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Class "A" Permit required.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed. (Submitted to Stormwater Management.)
7. 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.)

Heritage Park - Cont'd

8. Identify the small additional right-of-way being dedicated by the corner radii.
9. 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.
10. 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 Subdivision Regulation.
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **5-0-2** (Doherty, Draughon, Selph, VanFossen, Wilson, "aye"; no "nays"; Parmele, Woodard, "abstaining"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Heritage Park**, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

Z-5473 Yorkshire Estates (2293) 3416-24 South Hudson Avenue (RS-3)

This is a request to waive plat on the south 155' of Lot 1, Block 7 of the above plat. Applicant had originally requested RD zoning for duplex use, but Planning Commission and the City Commission approved only RS-3 which would require duplex use only by exception through the Board of Adjustment. Two lots have been created which meet the minimum standards for duplex exception (Lot split 16713). Applicant advised that some street improvements in front of this tract were made with the approval of Street Commissioner's office. In order to meet Section 260 of the Code, since the property is already platted, the following would apply:

- a) Drainage plan is required by Stormwater Management through permit process.
- b) Utility extensions, if needed (May need short sewer extension as per Water and Sewer Department. May also need more easement.)

Staff further advised that it would not make any difference even if the Board of Adjustment denied the duplex request, because only two lots have been created and they would meet zoning requirements and subdivision regulations for single family. This is NOT a request to create separate lots down the party wall of the duplex.

Yorkshire Estates - Cont'd

Traffic Engineer advised that it is not directly related to this request, but for the record, no access is recommended from "Hudson to Hudson" where the right-of-way splits.

The TAC voted to recommend **approval** of the waiver request, noting Section 260 will be met, subject to the following conditions:

- a) Drainage plan approval by Stormwater Management through the permit process.
- b) Utility extensions and/or easements as needed.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Waiver Request for Z-5473 Yorkshire Estates**, subject to the conditions as recommended by Staff.

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Z-6116 Allens Subdivision (2793)

4901 South Fulton Avenue

(RM-1)

This is a request to waive plat requirement on the west 200' of the south 109' of the north 289' of Lot 14, Block 2 of the above subdivision. An existing house will be converted to an office. No expansion is planned; only an interior remodel, if necessary. Parking is being added as shown by the shaded area on the plot plan submitted. This is adjacent to a tract that was processed and approved on a waiver request since it met Section 260 of the Code. Staff has no objection to this request, subject to the following conditions:

- a) Grading and drainage plan approval by Stormwater Management in the permit process.
- b) Approval of utilities.

Note: The plot plan shows an encroachment of a 15' sewer easement by the existing garage. It appears that it also encroaches .8' into the utility easement. A portion of the easement may need to be closed by ordinance and/or vacated, which is a City Commission process, subject to the approval of the utilities and all other Departments.

Stormwater Management recommended certain drainage requirements, outlined in their report. (Refer to report for details as part of this official file.) Utilities had no requirements, and only noted the comment about building encroachment for applicants information.

Z-6116 Allen's Subdivision - Cont'd

The TAC voted to recommend **approval** of the waiver request, noting Section 260 will be met, subject to grading and drainage plan approval in the permit process, as per recommendations on report form.

Comments & Discussion:

Mr. VanFossen inquired if this was being approved because of the existing building being used, i.e. if this were a new building would it be approved. Mr. Wilmoth advised that it would probably still have to go through a waiver process, but Staff did have specific calculations from the Department of Stormwater Management (DSM) on this request.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Waiver Request for Z-6116 Allen's Subdivision**, as recommended by Staff.

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CZ-146 Villa Village (504)

11518 East 66th Street North

(IL)

This is a request to waive plat on a portion in the northwest quadrant of the above named plat. Since the original copies of this request were mailed out and the agenda prepared, additional research has revealed several facts that need to be made available to the TAC, either as a matter of interest or as a basis for their recommendations. (Some of the items listed below were already provided previously).

- 1) The zoning application that was filed on this tract used a "metes and bounds" legal description and had no mention of this tract already being platted. The metes & bounds description actually describes approximately the west 279' of the north 609' of Villa Village.
- 2) If the present owner purchased this tract that was actually a part of the plat (which it is) then a lot split would have been required since it was platted land. No lot split application was found in the TMAPC files. This casts a cloud on the title of the land to start with. (However, applicant indicates that all of Villa Village was owned by the same party.)
- 3) The present use as a trailer sales will not change, but the change in zoning more nearly reflects the uses of the property. A building is planned immediately in the southwest quadrant as per plot plan.

L-16717 Alltex - Cont'd

The TAC voted to recommend **approval** of L-16717 subject to the conditions outlined by Staff and TAC.

Comments & Discussion:

Mr. Wilmoth clarified for Mr. Doherty that the driveway is a private driveway. In reply to Mr. Draughon, Mr. Reynolds of DSM, verified that they have approved the stormwater drainage for this project.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16717 Alltex**, as recommended by Staff.

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L-16722 McKenzie (1973) South of SE/c of 151st Street & South Peoria

This is a request to split a 4 acre tract into two equal parts. The Western lot measures 198'x 390', while the Eastern "L" shaped lot contains approximately 2 acres with a 68.71' access handle out to Peoria Ave.

This lot split will require a variance of the bulk and area requirements from the County Board of Adjustment because the lot sizes are below the minimum accepted in the AG district.

Staff recommends **APPROVAL** of this request subject to the following conditions:

- (1) Approval from the Creek County Rural Water District stating that they can serve the subject tract with water.
- (2) Approval from the City-County Health Department for percolation test in order to allow septic tank systems on the subject tract.
- (3) Approval from the County Board of Adjustment for a variance of the bulk and area requirements in the AG district in order to permit a lot split. (Note: Approved by the BOA on 8/19/86)
- (4) 50' of R/W easement on South Peoria Avenue to meet the Street Plan requirements.

The TAC voted to recommend **approval** of the L-16722 subject to the FOUR conditions outlined by Staff and TAC.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16722 McKenzie**, as recommended by Staff.

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L-16723 Edmonson (2413) South of the SW/c of 92nd Street North & Mingo Road

This is a request for a lot split in order to clear title to a 2.3 acre tract that would be created after the east fifty feet is given to Tulsa County for a roadway easement.

This lot split will require a variance of the lot width requirements in the AG zoning district from the County Board of Adjustment (from 200' to 165').

Staff recommends **APPROVAL** of this request subject to the following conditions:

- (1) Approval from the City-County Health Department for well water. (Tract has sewer service.)
- (2) 50' R/W easement on North Mingo Road to meet the Street Plan requirements.

The TAC voted to recommend **approval** of L-16723 subject to the conditions outlined by Staff and TAC.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16723 Edmonson**, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-16739 Kelly (383) South of the SE/c 68th Street & South Canton Avenue

In the opinion of the Staff, the lot split meets the Subdivision and Zoning Regulations, but since the lot is irregular in shape, notice has been given to the abutting owner(s). Approval is recommended.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Lot Split for L-16739 Kelly**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16721 (2893) Fidelity Federal/Gilbert L-16738 (3292) Messick/Belsley
L-16733 (2383) Anderson Dev/Sanders L-16740 (3523) Jones/Deramo
L-16734 (2883) Levine/Childers

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification**, as recommended by Staff.

OTHER BUSINESS:

PUD 409-1: East of the NE/c of East 74th Place & South Birmingham Avenue

Staff Recommendation: Minor Amendment

PUD 409 is 3.6 acres in size and is located north and east of the northeast corner of East 74th Place and South Birmingham (Lot 5, Block 1). It has an underlying zoning of RS-2 and has been approved for 13 residential lots with single-family dwellings. The applicant is requesting a minor amendment to the required ten foot and five foot side yard requirements to allow for a dwelling presently under construction. No notice was given to abutting property owners since it was represented to Staff by the applicant that all lots belong to him.

After review of the applicant's submitted plat of survey, Staff finds the request to be minor in nature and consistent with the original PUD. Staff recommends APPROVAL of the minor amendment to allow 7.2' side yard requirement on both sides of the subject tract, subject to the applicant's submitted plat of survey and subject to the dwellings on Lots 4 and 6 (abuts the subject tract to the east and west) maintaining a minimum of 10' of separation between structures.

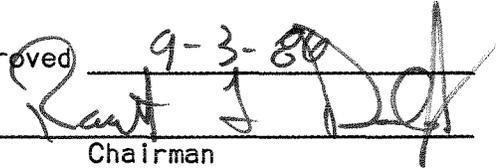
TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Minor Amendment for PUD 409-1** (Lot 5, Block 1 of the Spruce Pointe Addition), as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:02 p.m.

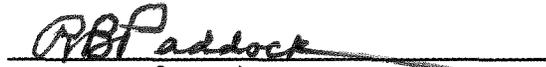
Date Approved

9-3-88



Chairman

ATTEST:


Secretary

