

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1622
Wednesday, October 1, 1986, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 30, 1986 at 9:25 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Wilson called the meeting to order at 1:40 p.m.

MINUTES:

Approval of Minutes of September 17, 1986, Meeting #1620:

On MOTION of WOODARD, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Minutes of September 17, 1986, Meeting #1620.

REPORTS:

Committee Reports: Mr. Paddock advised the Rules & Regulations Committee had met this date and would be scheduling a follow-up meeting for October 15, 1986 at noon to continue discussions.

Director's Report:

A RESOLUTION AMENDING THE DISTRICT 4 PLAN CONCERNING THE UNIVERSITY OF TULSA SPECIAL DISTRICT AND SPECIAL CONSIDERATION AREA.

Ms. Dane Matthews advised the resolution had been approved by the Legal Department and included the modifications to the District 4 Plan as suggested by the TMAPC.

TMAPC ACTION: 6 members present

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE Resolution No. 1619:628 as relates to the District 4 Plan concerning the University of Tulsa Special District and Special Consideration Area (attached as an exhibit to these minutes).

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Dufresne Ministries (1582) West of SW/c of West 86th St. & South Union Avenue

This plat was reviewed by the TAC on 12/12/85 and a number of conditions recommended. However, percolation tests were unsatisfactory at the proposed location, so the plat was pulled from the 1/16/86 Planning Commission meeting and was tabled until the plat could be revised and a suitable spot located for a septic system. TAC had required a 60' dedicated street and a revised plat reviewed by TAC on 2/27/86 showed same. Percolation tests were still not available so the plat was eventually pulled from the agenda and tabled by the Planning Commission on 3/19/86, without any action.

Subsequently, it was determined that no location for satisfactory percolation tests could be found, so the applicants obtained waiver of the City Ordinances to permit the construction of a sewage disposal facility (lagoon). The Engineering Company has also changed and the plat is again resubmitted for preliminary approval. Abutting owners have again been notified. The list of conditions are from all previous reviews with staff notations in the margin and shall apply unless otherwise noted. Also, additional requirements were listed at the end of the recommendation.

Dufresne Ministries - Cont'd

City-County Health Department advised that the 200' x 200' area set aside for sewage disposal may not be large enough, since the Ordinances may require a 300' setback from a sewage lagoon. Staff further recommended that the lagoon area be included in the plat as a "Reserve" since Board of Adjustment approval of the sewage disposal facility will make it "subject to a plat".

The TAC voted to recommend approval of the PRELIMINARY PLAT OF Dufresne Ministries, subject to the following conditions:

1. Improvement of 86th Street to City standards is required. (PFPI). If street is not built the entire length of the property being platted, provisions must be made with City Engineering to phase construct the necessary improvements. A full 60' dedication is required.
2. Due to relocation of the building site an amended site plan approval is required by the Board of Adjustment. Final plat shall not be released without approval of amended site plan. BOA Case #13768 was approved 2/20/86. A new application has been filed #14260 which scheduled for 10/16/86. Since a sewage disposal facility is a Use Unit #2, that in itself will make the area of the facility "subject to a plat". Therefore, the Staff recommends that the 200' x 200' area set aside for this be shown as "Reserve A" and included within the plat. Include the applicable language required by City-County Health Department for maintenance of the facility. City-County Health Department criteria must be met unless waived or modified by City Commission action.
3. Covenants have been revised on this submittal. However, Section 1 may need to be revised completely. Water main extension will be Creek County Rural Water District #2 (CCRWD#2) and not the City of Tulsa. (See CCRWD#2 and City of Tulsa Water and Sewer Department for specific requirements.) Water and Sewer Department advised that since they had a main on Union the tract could be served by the City or CCRWD#2.
4. Covenants: Section C might be combined with A and/or B. Check with ONG. Include language required by City-County Health Department. Include language required for storm water detention as required.
5. Water plans shall be approved by the Water and Sewer Department or CCRWD#2 prior to release of final plat. Water main extension required if on City system. (Even if plat is on CCRWD#2, City Water and Sewer Department wants to review proposed plans. An 8" minimum for fire protection.)
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 line. Extend 17-1/2" easement parallel to 86th Street out to South Union.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.

Dufresne Ministries - Cont'd

8. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
9. If stormwater detention is required and is directly adjacent to the area being platted, it is suggested (subject to approval of Stormwater Management) that it be included as "Reserve B" and the applicable language required for its maintenance be included in the covenants. If "off-site" and not adjacent, then a notation on the face of the plat would be in order. (See Stormwater Management for detailed requirements.)
10. Street name shall be approved by City Engineer.
11. It is recommended that the developer coordinate with Traffic Engineer 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.
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. Percolation tests required prior to preliminary approval.
14. The owner(s) 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 is to be included in the restrictive covenants on plat (may need to be revised to include disposal facility).
15. The method of water supply and plans therefore, shall be approved by City-County Health Department.
16. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
17. For information only, and not a condition of plat approval, this area was strip-mined for coal many years ago and some land fill also occurred. Applicant should be extremely cautious in planning buildings (and public improvements such as streets) and take any corrective measures needed to assure stable foundations and bases for improvements.
18. 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 Regulations.
19. All (other) Subdivision Regulations shall be met prior to release of final plat.

Dufresne Ministries - Cont'd

Comments & Discussion:

Mr. Wilmoth stated condition #1 needed to be modified by deleting the words "...to City standards...", and condition #2 by deleting "...200' x 200'...", changing "Reserve A" to "an easement, and included within the Plat, subject to the Water and Sewer Department...".

Mr. Doherty stating this area had been strip mined several years, questioned how this will effect sewage lagoon systems, development, etc. Mr. Wilmoth referred this question to Mr. Ted Sack, the engineer on the project. Mr. Sack (314 East 3rd) advised they have run soil tests and the landfill area was not right in this particular area. Mr. Doherty inquired as to who was responsible for setting the construction standards and who would be doing the actual construction inspections. Mr. Sack stated this would be reviewed by the City and the State, with the City doing the inspections.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Dufresne Ministries**, subject to the conditions as recommended by the TAC and Staff, with the modifications to condition #1 and #2 as follows:

1. Improvement of 86th Street is required. (PFPI). If street is not built the entire length of the property being platted, provisions must be made with City Engineering to phase construct the necessary improvements. A full 60' dedication is required.
- * 2. Due to relocation of the building site an amended site plan approval is required by the Board of Adjustment. Final plat shall not be released without approval of amended site plan. BOA Case #13768 was approved 2/20/86. A new application has been filed #14260 which scheduled for 10/16/86. Since a sewage disposal facility is a Use Unit #2, that in itself will make the area of the facility "subject to a plat". [Therefore, the Staff recommends that the area set aside for this be shown as an easement and the documentation therefor be included with the plat, subject to approval by the Water & Sewer Department and the Legal Department.] * Include the applicable language required by City-County Health Department for maintenance of the facility. City-County Health Department criteria must be met unless waived or modified by City Commission action.

* As amended 2/4/87 by the TMAPC, per Staff's recommendation

* * * * *

Barrington Place (2883)

East 108th Street & South Yale Avenue

(RS-2)

This plat had a sketch plat approval by Technical Advisory Committee on 5/15/86. A copy of the minutes of that date was provided, with Staff comments in the margin.

Staff further advised that this plat is within the area covered by the special study conducted by the City-County Health Department and the Soil Conservation Service as per City-County Health Department letter of 8/26/86. (Health Department letter dated 5/6/86 to developer indicates approval, but standard release letter to TMAPC is required.)

City-County Health Department advised that this plat and two others that were started prior to August 26th would be allowed to proceed on septic systems, but applicable language would be provided in the covenants to serve notice that in the future, sanitary sewers may be required for the area. The exact language was to be worked out with City-County Health Department and applicant's attorneys. Even though sanitary sewers will not be required at this time a "release letter" from Water and Sewer Department will be required prior to approval of final plat.

There was also considerable discussion about location of other utility lines. Staff advised applicants and utilities to work this out in the subsurface committee meetings before release letters were written.

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

1. Staff has no objection to the 15' side building lines as shown. However, covenants should state that buildings must face the 30' building line. Board of Adjustment approval will be required for the 15' building line prior to release of final 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 lines and/or lot lines. (Clarify 17-1/2' utility easement and 3' fence easement.
3. 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, as well as applicable language for future sewers as agreed upon between developer and City-County Health Department.
4. Paving and drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.

Barrington Place - Cont'd

6. Street names shall be approved by City Engineer. (Change "Vandalia" to "Winston".)
7. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval. City-County Health Department may require calculation on square footage on the pie shaped lots (also See #3).
8. The owner(s) 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 is to be included in the restrictive covenants on plat as well as information required in #3 above.
9. It is recommended that the developer coordinate with Traffic Engineer 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 Nondevelopment) 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 Subdivision Regulations.
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 6 members present

On MOTION of CARNES, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Preliminary Plat for Barrington Place, subject to the conditions as recommended by the TAC and Staff.

* * * * *

Woodside Village II (PUD 306-3)(2083)

East 94th & South Florence Avenue

Staff advised that this plat had a sketch plat approval by Technical Advisory Committee on 8/28/86. A copy of the minutes of that meeting was provided, with comments by Staff in the margin.

This plat had a final approval and all release letters had been received in compliance with the preliminary approval minutes of 9/7/83. (Final approval was made 11/9/83). The plat was never carried beyond the approvals and was not filed of record. Applicant is resubmitting the plat with essentially the same layout, except that this plat will have dedicated, public streets and 79 lots, whereas the previous plat had private streets and 93 lots.

The Technical Advisory Committee reviewed the sketch plat noting that as of the review date (8/28/86) the proposed expressway alignment (Creek/96th Street route) was still in the review process. Since that date the Planning Commission has approved the route and it is pending review of the City Commission on October 3rd. Since this plat is north and west of the Vensel Creek channel, the expressway alignment does not appear to affect this parcel. However, staff recommended that a note be shown on the face of the plat advising that an expressway is planned nearby. The note should read: "An expressway is shown on the Tulsa City-County Major Street and Highway Plan as passing through adjacent property to this subdivision. Further information as to the status of this planned expressway may be obtained from the Tulsa Metropolitan Area Planning Commission." The plat being reviewed today is consistent with approval of the expressway route by the TMAPC. (Should the route be changed, then this plat might have to be redesigned.)

Staff recommended approval subject to the conditions listed.

Traffic Engineering advised applicant to review curve data at Lot 1, Block 2 and provide adequate turn radius, subject to approval of that Department.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Woodside Village II, subject to the following conditions, and noting the comments about the alignments of "expressway and parkways".

1. All conditions of PUD 306-3 as amended 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 dates and references to Section 1100-1170 of the Zoning Code. Amendment to PUD to permit single family lots as shown may require typical "plot plan" for lots to show that there will be enough livability space, etc. on the lot. (This is a function of the PUD amendment and/or site plan process.)
2. Redesign to permit public streets has resulted in an over-length cul-de-sac on Florence south of 94th Street. No objection provided fire protection is adequate (waiver recommended).

Woodside Village II - Cont'd

3. 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 especially around the pipeline easements along the south end of the plat. Provide adequate protection of the existing underground pipelines to the satisfaction of the pipeline owners. (Should have assurance in writing from pipeline companies for the record.)
4. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Include language in covenants relating to drainage easement along northeast side of plat, or any other drainage easement on plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not condition for plat release.)
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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. Street names shall be approved by City Engineer and shown on plat. Use name supplied by City Engineer at the last meeting.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
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. All lots, streets, building lines, easements, etc., shall be completely dimensioned (identify adjacent land by plat names).
14. The key or location map shall be complete. (Add new subdivisions)
15. Check and determine if Vensel Creek Drainage Easement has been deeded to City or if it still is only an "easement" if deeded, show Book/Page and omit from plat since it would be owned by the City of Tulsa. (General opinion of TAC was that it is correctly shown as an easement.)

Woodside Village II - Cont'd

16. 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 Regulations.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 6 members present

On MOTION of CARNES, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Preliminary Plat for Woodside Village II, subject to the conditions as recommended by TAC and Staff. (Note: Condition #15 should be deleted, per the following vote on Woodside Village IV.) Per Staff recommendation, the following note should be on the face of the plat: "An expressway is shown on the Tulsa City/County Major Street and Highway Plan as passing through property adjacent to this subdivision. Further information as to the status of this planned expressway may be obtained from the Tulsa Metropolitan Area Planning Commission."

* * * * *

Woodside Village IV (PUD 306-3)(2083) East of SE/c of East 91st & College Pl.

This plat has a sketch plat approval by Technical Advisory Committee on 8/28/86. Staff noted that the Major Street Plan amendment returning 91st Street to a secondary arterial and approving the alignment of the Creek Expressway along the "96th Street Route" has been approved by the Planning Commission. Since the expressway route is all south and east of the Vensel Creek channel, no portion of this plat is within an expressway planned right-of-way. Staff would still recommend that the following note be on the face of the plat for information purposes only:

"An expressway is shown on the Tulsa City/County Major Street and Highway Plan as passing through property adjacent to this subdivision. Further information as to the status of this planned expressway may be obtained from the Tulsa Metropolitan Area Planning Commission."

Traffic Engineering advised that the new access point on 91st Street would be subject to their review and approval. Show distance to centerline of South Florence Place on the north side of 91st. Also, TAC suggested that the common spaces be shown as a shaded area on plat for clarity.

The TAC voted to recommend approval of the PRELIMINARY PLAT of Woodside Village IV, subject to the following conditions:

Woodside Village IV - Cont'd

1. All conditions of PUD 306-3 as amended, 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. Amendment to PUD to permit single family lots as shown may require typical "plot plan" for lots to show that there will be enough liability space, etc. on the lot. (This is a function of the PUD amendment and/or site plan process.)
2. The underlying portion of Woodside Village I may need to be vacated. (Not part of the plat process, but this is mentioned in the event this procedure may be necessary if so advised by legal counsel. Working -- file #ENG-5-2-86-49)
3. 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. Provide utility easement(s) in the common area also.
4. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Include language in covenants relating to drainage easement along the east side of plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (If required, existing drainage facilities in place. This condition may be modified.)
6. It is recommended that the developer coordinate with Traffic Engineer 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.)
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. Street names shall be approved by City Engineer and shown on plat. If required, followed by word "private". (Previous plat had no names.)
11. All curve data, including corner radii, shall be shown on final plat as applicable.

Woodside Village IV - Cont'd

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. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
14. The key or location map shall be complete. (Update new subdivisions and approximate expressway route.)
15. Check and determine if Vensel Creek Drainage Easement has been deeded to City or if it still is only an "easement" if deeded, show Book/Page and omit from plat since it would be owned by the City of Tulsa. (General opinion of TAC was that it is correctly shown as an easement.)
16. 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 Regulations.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Paddock suggested using references to the expressway/freeway as named in the resolution for the Creek Expressway (Freeway). Ms. Wilson, in regard to references to the Major Street & Highway Plan, questioned whether the appropriate language would be the Long Range Transportation Plan, since the City has not yet adopted the change to the Major Street & Highway Plan for the Creek Expressway. Mr. Linker advised this would not be correct if the City did not ratify the TMAPC's action, and the Long Range Transportation Plan was not a part of the Comprehensive Plan. Mr. Wilmoth stated that by the time this plat was presented back as a Final Plat, the hearings on the Creek Expressway would be over. Therefore, he did not feel this would create a problem.

In regard to condition #15, Mr. Doherty questioned what difference it would make to the plat if this was an easement or if it was deeded. Mr. Wilmoth stated that, if it was deeded to the City, the City would have to be a party to the plat. Mr. Wilmoth commented that he thought it had already been determined to be an easement, but the minutes were completed before this was known. Therefore, this condition could be struck. Ms. Kempe pointed out that this same item was involved in Woodside Village IV. Staff advised this condition should also be struck from that plat.

Woodside Village IV - Cont'd

TMAPC ACTION: 6 members present

On MOTION of DOHERTY, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Preliminary Plat for Woodside Village IV, subject to the conditions as recommended by TAC and Staff, and deleting condition #15 (in Woodside Village II also). Per Staff recommendation, the following note should be on the face of the plat: "An expressway is shown on the Tulsa City/County Major Street and Highway Plan as passing through property adjacent to this subdivision. Further information as to the status of this planned expressway may be obtained from the Tulsa Metropolitan Area Planning Commission."

* * * * *

Harvard Grove (1783)

84th Street & South Harvard Avenue

(RS-3)

This plat replaces a plat titled "83rd Street Park" which was filed in connection with PUD 395, a "patio home" type development of 13 lots. The original concept has been abandoned and this proposal resubmitted in its place. The use will be for three single family lots and a large "L-shaped" lot which will contain a church and parsonage and related uses. (A small church already has existed for many years on this tract and the building still remains.) Applicant has two choices at this time to meet the zoning requirements.

- (a) Amended PUD 395 to permit the uses proposed, or
- (b) Abandon PUD 395 and obtain Board of Adjustment approval for church use on Lot 4.

Since the three single-family lots met the RS-3 zoning and the Board of Adjustment can approve church use in an RS-3, alternate (b) seems the most practical. Staff has no objection to review of the plat as a preliminary plat by the TAC. However, until the PUD has been abandoned and a Board of Adjustment application approved for church use, the plat should be withheld from Planning Commission review until this has been accomplished.

Note that the issue of extension of 84th Street to Harvard has been resolved. The TAC had recommended extension, but the homeowners in the adjacent subdivision petitioned the Planning and City Commissions to keep the street closed. Planning and City Commissions agreed and previous plat was approved without the extension.

Also note that in the previous processing it was discovered that there was strip of land adjacent to this tract that was not part of either subdivision and caused some title problems. This apparently has been resolved and the strips included in this plat.

Harvard Grove - Cont'd

The TAC voted to recommend approval of the PRELIMINARY plat of Harvard Grove, subject to the following conditions:

1. Final plat shall not be released until one of the following has been accomplished:
 - (a) Amendment of PUD 395 to permit the proposed single-family and church uses;
 - (b) Abandonment of PUD 395 and Board of Adjustment approval for church use on Lot 4.
2. Utility easements shall meet approval of utilities. Provide 17-1/2' easement along Harvard. (Check width; may need to be adjusted.) Coordinate with subsurface committee if underground plant is planned. Make sure utilities can cross or use easements within restricted drainage easement.
3. "Wall Easement" should probably be designated as part of the utility easement with "three feet reserved for fence". ("Wall" indicates more than just a fence and may be misleading.)
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
5. 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).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
7. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (PFPI) Applicant's engineer should verify if the detention facility in Walnut Creek 5 is designed to provide detention for "Harvard Grove" or is just passing the run-off through.
8. Limits of Access shall be approved by Traffic Engineer. (Also show LNA across end of 84th Street.)
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 Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.

Harvard Grove - Cont'd

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

Comments & Discussion:

Mr. Wilmoth advised the applicant chose to go with the abandonment of the PUD, which was approved by the TMAPC and was awaiting City Commission approval. Mr. Doherty commented that he felt it would be, procedurally, appropriate to wait for the City Commission action on the abandonment. For the interested parties present, Mr. Wilmoth stressed that the TAC and the TMAPC prohibited any extension of 84th street through to Harvard and there was a fencing requirement placed to further prohibit any access.

Applicant's Comments:

Mr. Adrian Smith confirmed the applicant's choice to go through the process of abandonment of the PUD and the BOA review. In response to Mr. Doherty, Mr. Smith stated they were in no hurry should the TMAPC wish to wait for the City Commission action on the PUD. Mr. Paddock pointed out that the applicant did not request any early or urgent transmittal of the TMAPC minutes, and this appears to be more of a happenstance situation. Ms. Wilson asked the applicant if there would be a problem if the Commission continued this item. Mr. Smith stated that it would keep them from beginning the actual designs on the project.

Interested Parties:

Ms. Sue Marshall (3118 East 84th Street) stated that the neighborhood wanted to be absolutely assured that no vehicular or pedestrian access would be permitted to Walnut Creek V. Mr. Wilmoth confirmed that this access (vehicular or pedestrian) would not be permitted. He added that the three single-family lots would have access to 84th Street, but not the church use. Mr. Wilmoth indicated on the plat, for Ms. Marshall, the fencing/wall and the detention pond on the southern portion. Discussion followed as to this limited access, with Mr. Gardner stating it was the BOA's intent to restrict pedestrian access.

Additional Comments and Discussion:

Ms. Wilson stated that, as a member of the Planning Commission, she felt the City should approve this before presentation of the Plat. Mr. Paddock commented agreement as to the deviation of procedure.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **5-0-1** (Carnes, Doherty, Kempe, Paddock, Woodard, "aye"; no "nays"; Wilson, "abstaining"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Harvard Grove**, as recommended by Staff.

* * * * *

Hunter's Hill (PUD 358)(3483)

East 121st Street & South Canton Avenue

STAFF NOTE: The following minutes and conditions of the TAC meeting were prepared after the TAC meeting 3/27/86. As recommended by the TAC, the plat had been held from transmittal to the TMAPC pending results of percolation tests. It was also being held pending determination of its status relating to a special study being conducted by the Health Department and the Soil Conservation Service. This has now been resolved and the following information is provided by the Health Department, as shown in the TAC minutes of 9/25/86:

"City-County Health Department advised that this plat and two others that were started prior to August 26th would be allowed to proceed on septic systems, but applicable language would be provided in the covenants to serve notice that in the future sanitary sewers may be required for the area. The exact language was to be worked out with the City-County Health Department and applicant's attorneys. Even though sanitary sewers will not be required at this time, a 'release letter' from the Water and Sewer Department will be required prior to approval of a final plat."

Therefore, the following condition should be substituted for condition #9:

9. Provide applicable language in the covenants regarding notice that, in the future sanitary sewers may be required for the area in the plat. Exact language subject to approval of the City-County Health Department, with concurring approval of the applicant's attorney.

From the TAC review of 3/27/86:

This area was reviewed by the TAC on 2/23/84 as a PUD review and the following comments were made: " No specific text or information was submitted with this application other than the one map. Apparently the street system is proposed as private. There is no precedence for a private street system in this mile section. A 60' dedicated collector street (South Erie) is stubbed adjacent to the NE corner of this project. All of the other developments in this section are large lot subdivisions with dedicated streets. The cul-de-sac at the NE corner of this tract should be stubbed east for eventual connection to South Erie. All the streets in the development should be public and 50' width right-of-way. (Subject to agreement of other TAC members and particularly Traffic and City Engineering Departments.) Since this will be on septic systems, all lots must be a minimum net lot size of 22,500 square feet and have passing percolation tests to the satisfaction of the City-County Health Department. Percolation tests will be required on each lot before preliminary approval. Onsite detention and water line extension is required. Haikey Creek is subject to restrictions on the Haikey Creek Plant (W/S). A public street system is recommended and is subject to redesign because of grade."

Hunter's Hill - Cont'd

In its review of the PUD, the TMAPC agreed with the TAC and approved the PUD, requiring a dedicated street running east/west about the middle of the tract. However, upon hearing before the City Commission, this requirement was eliminated and all streets were allowed to be private as submitted.

There was considerable discussion this date about the easements for fencing, stormwater and utilities. It was agreed that an additional coordination meeting would be held and any conflicts resolved prior to the final plat. The Health Department advised that the plat will need to be withheld from TMAPC review until percolation tests are reviewed (condition #17).

The TAC voted to recommend **approval** of the Preliminary Plat of Hunter's Hill, subject to the following conditions, to include withholding transmittal to the TMAPC until percolation tests are reviewed by the Health Department:

1. Show 60' of right-of-way on East 121st Street as per the Major Street Plan.
2. Show 30' building lines parallel to Yale and 121st Street as per the PUD, except where easements are greater. Show widths of all the private streets (a couple are not dimensioned). Show PUD number on face of plat. Correct Section corner reference (should be SW corner of Section 34).
3. Make sure acreage in legal description matches acres shown on the face of the plat. Also make sure the covenants and face of the plat agree on designation of the Detention Ponds. (Covenants call it "Detention Easement" and face of Plat shows a lot number designated "Detention Pond".) Revise to be consistent.
4. Covenants, Section II (P), page 11. Certain fencing easements or reserve areas are set aside. Make sure these do not conflict with utility installations. Show on face of plat as agreed with utilities in coordination review.
5. All conditions of PUD 358 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.
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.

Hunter's Hill - Cont'd

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. This property is located within the area served by the Haikey Creek Sewage Treatment Plant and will require a statement concerning sewer availability within the covenants. **NOTE: This condition has been revised; see Staff Note in these minutes.**
10. Paving and drainage plan shall be approved by Stormwater Management, including storm drainage, detention design, and Watershed Development Permit application, subject to criteria as approved by City Commission.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
13. Street names shall be approved by the City Engineer.
14. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Traffic Engineer. Include applicable language in covenants. Provide detail of entryways for Traffic Engineering.
15. It is recommended that the developer coordinate with the Traffic Engineer (or County) 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.)
16. 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.
17. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
18. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
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 Subdivision Regulations.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Hunters Hill**, as recommended by Staff, substituting the following for condition #9:

9. Provide applicable language in the covenants regarding notice that, in the future sanitary sewers may be required for the area in the plat. Exact language subject to approval of the City-County Health Department, with concurring approval of the applicant's attorney.

FINAL PLAT APPROVAL & RELEASE:

Yorktown Estates (PUD 416)(1993)

2100 Block East 41st Street

On **MOTION** of **WOODARD**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Final Plat of Yorktown Estates** and release same as having met all conditions of approval.

REQUEST FOR WAIVER (Section 260):

Z-6070 Pelton Addition/Valley Bend (783) S. of the SW/c of E. 71st & S. Quincy

This is a request to waive plat on the north 50' of the south 435' of Lot 6, Valley Bend and Lot 5, Pelton (A subdivision of Lot 5 Valley Bend.) Note that the plot plan of the proposed Shoney's restaurant includes the above property, but the majority of the site is on land previously owned by Quik-Trip and included in the area that a plat waiver was processed on Z-5235. The current request **ONLY** includes the shaded area on the map, being about 50' x 318' to be used for parking and access. Since the major portion of Shoney's is **NOT** subject to platting, Staff has no objection to waiver on the 50' x 318' tract which would be consistent with previous waiver on the Quik-Trip site. However, for the record, the remainder of the area included in Z-6070 consists of several lots and/or portions of lots that make up a shopping center site. Staff feels that the shopping center site should be replatted in order to control access to Riverside and 71st Street as well as coordinate utility services and storm drainage. Current request should include as conditions the following:

- (a) Storm drainage and/or paving plans review and approval by Stormwater Management through the permit process. (PFPI required.)
- (b) Utility easements and/or extensions if needed.

Hunter's Hill - Cont'd

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. This property is located within the area served by the Haikey Creek Sewage Treatment Plant and will require a statement concerning sewer availability within the covenants. **NOTE: This condition has been revised; see Staff Note in these minutes.**
10. Paving and drainage plan shall be approved by Stormwater Management, including storm drainage, detention design, and Watershed Development Permit application, subject to criteria as approved by City Commission.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
13. Street names shall be approved by the City Engineer.
14. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Traffic Engineer. Include applicable language in covenants. Provide detail of entryways for Traffic Engineering.
15. It is recommended that the developer coordinate with the Traffic Engineer (or County) 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.)
16. 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.
17. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
18. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
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 Subdivision Regulations.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

Hunter's Hill - Cont'd

TMAPC ACTION: 6 members present

On MOTION of DOHERTY, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Preliminary Plat for Hunters Hill, as recommended by Staff, substituting the following for condition #9:

9. Provide applicable language in the covenants regarding notice that, in the future sanitary sewers may be required for the area in the plat. Exact language subject to approval of the City-County Health Department, with concurring approval of the applicant's attorney.

FINAL PLAT APPROVAL & RELEASE:

Yorktown Estates (PUD 416)(1993)

2100 Block East 41st Street

On MOTION of WOODARD, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Final Plat of Yorktown Estates and release same as having met all conditions of approval.

REQUEST FOR WAIVER (Section 260):

Z-6070 Pelton Addition/Valley Bend (783) S. of the SW/c of E. 71st & S. Quincy

This is a request to waive plat on the north 50' of the south 435' of Lot 6, Valley Bend and Lot 5, Pelton (A subdivision of Lot 5 Valley Bend.) Note that the plot plan of the proposed Shoney's restaurant includes the above property, but the majority of the site is on land previously owned by Quik-Trip and included in the area that a plat waiver was processed on Z-5235. The current request ONLY includes the shaded area on the map, being about 50' x 318' to be used for parking and access. Since the major portion of Shoney's is NOT subject to platting, Staff has no objection to waiver on the 50' x 318' tract which would be consistent with previous waiver on the Quik-Trip site. However, for the record, the remainder of the area included in Z-6070 consists of several lots and/or portions of lots that make up a shopping center site. Staff feels that the shopping center site should be replatted in order to control access to Riverside and 71st Street as well as coordinate utility services and storm drainage. Current request should include as conditions the following:

- (a) Storm drainage and/or paving plans review and approval by Stormwater Management through the permit process. (PFPI required.)
- (b) Utility easements and/or extensions if needed.

Z-6070 Pelton Addition/Valley Bend - Cont'd

Traffic Engineering advised that even though the 71st Street frontage is not 'subject to a plat", they would require an access agreement to be filed with the final access point subject to Traffic Engineering approval.

TAC members agreed with Staff that this waiver apply ONLY to the small strip of land purchased by Shoneys and that the shopping center be replatted.

The TAC voted to recommend **approval** of the request, noting that Section 260 of the Code will be met when applicant meets the following conditions:

- (a) Storm drainage and/or paving plan review and approval by Stormwater Management in the permit process. (PFPI required)
- (b) Sanitary sewer extension required and applicable easements.
- (c) Access control agreement for 71st Street frontage, as per Traffic Engineering.
- (d) This waiver applies ONLY to the 50' x 318' strip shopping center site; remainder of Z-6070 must be replatted.

TMAPC ACTION: 6 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Waiver Request for Z-6070 Pelton Addition/Valley Bend**, subject to the conditions as recommended by TAC and Staff.

* * * * *

BOA 14209 West Tulsa (Amended)(1492)

2139 South Phoenix Avenue

This is a request covering Lots 25 - 29 inclusive, Block 34 of the above named plat. The BOA has approved a day care center in the existing church building for Phoenix Avenue Baptist Church. No exterior changes are being made. Since this is an existing building on land already platted, Staff recommends **APPROVAL**, noting that Section 260 of the Code has been met.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Waiver Request for BOA 14209 West Tulsa (Amended)**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16756 (692)	Saulmon	L-16761 (3402)	Dean
L-16757 (2493)	Carab	L-16762 (3194)	East 55th Place #1
L-16759 (492)	Judkins	L-16763 (1923)	Raines

TMAPC ACTION: 6 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification**, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-16701 Smith (2383) 9909 South 74th East Avenue (RS-1)

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: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Lot Split for L-16701 Smith**, as recommended by Staff.

OTHER BUSINESS:

PUD 202-B-2: East of East 63rd Street South and East 63rd Place South,
being Lots 3 and 4, Block 2 Shadow Mountain II Addition

Staff Recommendation: Minor Amendment for a Sign

The subject tract is located east of the intersection of East 63rd Street and East 63rd Place South and is the site of a 5-story office building. Similar office development 8-stories tall is presently existing on the abutting tract to the east. The office building for which the applicant has requested an additional sign is referred to as "One Memorial Place" and is located on Lots 3 and 4, of the Shadow Mountain II Addition. The applicant is requesting approval for an internally lighted 6-sided sign (see attached sketches) to be located in the parking lot south of the building. The proposed sign is 31' tall and the two (2) sign faces upon which the letters will be located have an area of 232.5 square feet. The underlying zoning for PUD 202 is OM which conventionally would permit signs to be a maximum of 20' tall with a total maximum display area of 150 square feet.

PUD 202 has been developed as a unit, and although the architectural styles of the office buildings in this area differ, signage has been uniformly restricted to ground type monument signs. Monument signs exist throughout this general area in the Triad Center and Red Man Plaza developments and a monument sign is currently in place on the subject tract adjacent to the building's southwest face. Staff is not supportive of the type of sign that is proposed as it is almost a pylon type sign with an anodized aluminum body which would exceed both the maximum height and display area that would be permitted in a conventionally developed OM District. Discussions with the applicant indicate his client is attempting to achieve recognition from Memorial which is more than 500' away.

Therefore, Staff recommends **DENIAL** of the minor amendment PUD 202-B-2 for a sign as requested.

Note: The conditions of approval for PUD 202 requires that a Detail Sign Plan be approved by the TMAPC, and established a date of September 28, 1977 as the PUD standard for signs. This standard requires that signs be spaced 150' from abutting R Districts, limited to 25' maximum height (40' if located behind the building setback line), 100' separation between signs, and permits 1 square foot of sign area per lineal foot of arterial street frontage for one sign or .5 square feet of display area if more than one sign.

October 1, 1986:

This item was continued from September 17th to October 1st to allow the applicant, protestant and Staff the opportunity to discuss possible compromises or alternatives to the application submitted for a 31' sign. Staff contacted the applicant who indicated he had met with the protestant representing One and Three Memorial Place and agreed to reduce the height of the sign from 31' to 20' which would reduce the display surface area from 232.5 square feet to 150 square feet. Staff notes that the display surface area continues to exceed the approved sign standards for PUD 202.

Additional observation and study of this site indicates that an acceptable alternative to Staff would be to relocate the existing monument sign (which is adjacent to the southwest building face) closer to the street. This is also an option for Two Memorial Place and is the manner in which the sign for Three Memorial Place is constructed. Attached is a map which shows the mixed underlying zoning pattern, CS and OM, which exists in PUD 202. The sign standards referenced in the original PUD refer to signs placed in a CS District. No principal commercial uses have been developed in PUD 202 -- a restaurant has been permitted as an accessory use in Two Memorial Place. The PUD has been developed for office uses. Sign regulations for OM in the Zoning Code as of September 28, 1977 restrict signs to a maximum of 32 square feet of display area and a maximum height of 20'. Signs could be placed within 50' of an R District under the 1977 regulations. To exceed Zoning Code regulations in these particular areas would require an action of the TMAPC subject to approval of a variance from the Board of Adjustment.

Therefore, Staff continues to recommend DENIAL of the revised application for a 20' tall sign which has a display surface area of 150 square feet as requested and recommends APPROVAL of the alternative to relocate the existing ground sign from its present location to an area adjacent to either East 63rd Street or East 63rd Place (the applicant should state a preference.)

Comments & Discussion:

In reply to Ms. Kempe, Mr. Gardner clarified that Staff was suggesting, if the TMAPC approved the new sign, allowing the applicant to keep the existing sign, but place a condition to not allow any additional freestanding signs at this location. Mr. Doherty commented that he had recently been in this area and it was very difficult to identify the buildings, and what the applicant was proposing was not that obtrusive and may, in fact, improve some traffic safety in the area. In reply to Ms. Wilson, Mr. Gardner clarified the Staff recommendation and commented this was a compromise situation, adding that there were no protestants to the revised application. Ms. Kempe inquired as to how many additional amendments might be expected for this same type of signage within this PUD. Mr. Gardner stated the interior buildings were the most concerned with the larger sign, and it was possible that each office would want a freestanding sign. Should this occur they must be consistent with the Ordinance and Zoning. Mr. Gardner pointed out that if it were not for the PUD, they would have this as a matter of right. Staff did not want to set a precedent greater than the Ordinance and felt the existing signs are attractive, even though they may be mislocated.

Applicant's Comments:

Mr. Alan Twedt, 9520 East 55th Street, advised he had discussed this with Merrill, Lynch as to their previous concern of the 30' height. Mr. Twedt stated the revised signage would not be visible from Two Memorial.

TMAPC ACTION: 6 members present

On MOTION of CARNES, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Minor Amendment for Sign for PUD 202-B-2, subject to a 20' maximum height, 150 square feet, and that no additional freestanding signs be allowed at this location.

* * * * *

PUD 306-3: East & South of the SE/c of East 91st Street & South College Place

Staff Recommendation: Minor Amendment

The subject tracts to be considered for a minor amendment to PUD 306 are located east and south of the southeast corner of South College Place and East 91st Street. Tract I of this application is included in Development Area "C" of PUD 306 and is being presented subject to approval of a final plat to be referred to as Woodside Village II. Tract II of this application is the eastern part of Development Area "A" to be referred to as Woodside Village IV which will be a replat of Lots 40-82, Lots 40A-82A, and part of Lots 83 and 84 of Block 1, Woodside Village I.

Tract I -- Woodside Village II: The subject tract has an area of approximately 16 acres and was initially approved per Development Area "C" for 93 single-family lots. The applicant proposes under this minor amendment to:

- (1) Change internal streets from private to public.
- (2) Reduce the number of single-family lots from 93 to 79 with the option to transfer 14 units elsewhere within PUD 306.

According to the submitted plan the average lot size for the subject tract would be 50' x 90' or 4,500 square feet. Land area per dwelling unit will average 8,811 square feet. Development Area "C" has been approved for single-family uses subject to the bulk and area requirements of the RS-3 District. The requested minor amendment results in a decrease in density. The subject tract is located north of Vensel Creek. Although the Creek Expressway (Freeway) was previously removed from the Major Street and Highway Plan by action of the TMAPC, the 96th Street Expressway (Freeway) alignment remained on the Long Range Transportation Plan. Approval of a resolution by the TMAPC on September 17, 1986 restored the Creek Expressway (Freeway) to the 96th Street alignment. This resolution has been submitted to the City Commission for approval on October 3, 1986. Further, action by the Oklahoma Department of Transportation (ODOT) Highway Commission is scheduled on the Creek Expressway (Freeway) item on October 6, 1986. Staff is supportive of the requested amendment to PUD 306; however, advises the applicant of the Creek Expressway (Freeway) being located in this general area. The exact location is subject to ODOT development of functional drawings and review of said drawings via an Environmental Impact Statement.

Staff review of this request indicates that it is minor in nature; therefore, Staff recommends **APPROVAL** subject to the following conditions:

- 1) That the applicant's submitted Outline Development Plan (Preliminary Plat) and Text be made a condition of approval, unless modified herein.

2) Development Standards:

Land Area	696,089 sf	15.98 acres
Permitted Uses:	Single-family detached dwelling units and accessory uses	
Bulk and Area Requirements	RS-3 unless otherwise specified herein.	
Maximum Number of Dwelling Units:	79 *	
Minimum Lot Width:	45' **	
Minimum Building Setbacks: ***		
front yard	20'	
rear yard	15'	
from side yards ****		
one side	10'	
other side	5'	
abutting interior street	15' & 20' as shown on the Final Plat.	
Minimum Livability Space:	2,000 sft	

* 14 unallocated dwelling units may be transferred to other Development Areas subject to TMAPC approval.

** Experience with similar development has shown that specially designed houses or requests for minor amendments to side yard setbacks can be anticipated on cul-de-sac and possibly other lots in this addition.

*** No portion of a building is permitted to encroach into a utility easement, regardless of setback.

**** In the alternative, 10' minimum separation is required between buildings.

3) A 6' screening fence shall be installed along the rear and side yards which abut South College Place prior to granting of an Occupancy Permit on any such lot.

4) Subject to review and approval of conditions as recommended by the Technical Advisory Committee on the Preliminary and Final Plat. Approval of the Final Plat shall satisfy the PUD requirement for Detail Site Plan approval by the TMAPC.

5) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied 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.

6) An expressway (freeway) is shown on the Tulsa City-County Long Range Transportation Plan as passing through or adjacent to property in this subdivision. Further information as to the status of this planned expressway (freeway) may be obtained from the Tulsa Metropolitan Area Planning Commission.

TMAPC ACTION: 6 members present

On MOTION of DOHERTY, the Planning Commission voted 6-0-0 (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Parmele, Selph, VanFossen, Crawford, "absent") to APPROVE the Minor Amendment for PUD 306-3, Woodside Village II, as recommended by Staff.

Tract II - Woodside Village IV: Woodside Village IV will be a replat of Lots 40-82, Lots 40A-82A, and part of Lots 83 and 84 of Block 1 of the Woodside Village I Addition. The minor amendment requests the following changes to PUD 306:

- 1) Reduce the number of single-family dwelling units from 43 to 27 with the option to transfer 16 units elsewhere within PUD 306.
- 2) Include Lot 84 with the 27 replatted lots to provide ingress and egress to East 91st Street.
- 3) Granting of a mutual access easement between the owners of Lots 83 and 84 so that the owners in Woodside Village I and Woodside Village IV may have vehicular and pedestrian access through both subdivisions.

The subject tract is the eastern portion of Development Area "A" which has been approved for multi-family use in accordance with RM-0 bulk and area requirements. The internal streets within Area "A" are private. Access is currently provided from the western/ developed portion of Area "A" to South College, and a new access point is proposed to East 91st Street in conjunction with the Woodside Village IV plat. An existing ornamental fence is currently in place along the East 91st Street Area "A" frontage, and TMAPC review and approval of a Detail Site Plan and Detail Landscape Plan is recommended for the new 91st Street entry.

The requested application is considered minor; therefore, Staff recommends APPROVAL subject to the following conditions:

- 1) That the applicant's Outline Development Plan and Text be approved as submitted unless modified herein.
- 2) **Development Standards:**
 - Land Area: ± 5.7 acres
 - Permitted Uses: Single-family detached dwelling units and accessory uses
 - Bulk and Area Requirements: RM-0 unless otherwise specified herein.
 - Maximum Number of Dwelling Units: 27 *
 - Minimum Lot Width: 40'

Minimum Building Setbacks:

front yard	15'
rear yard	10'
side yards	
one side	5' 10" **
other side	5' 10" **

amended per TMAPC (10/22/86)

No portion of a building is permitted to encroach over or into a utility easement, regardless of the setback.

- * 16 unallocated dwelling units may be transferred to other Development Areas subject to TMAPC approval.
- ** A minimum of 10' separation shall be maintained between all dwelling units in the alternative.
- 3) Subject to review and approval of conditions as recommended by the Technical Advisory Committee.
- 4) That a Detail Site Plan and Detail Landscape Plan approval shall be required from the TMAPC prior to the granting of a Building Permit for any dwelling units for the new entrance to East 91st Street from Woodside Village IV. The entrance requirements of the Detail Site Plan and Detail Landscape plan shall be installed prior to granting of an Occupancy Permit for any dwelling units within Woodside Village IV. A condition of granting said Occupancy Permit(s) shall be the continued maintenance of the required landscaping and screening materials along the East 91st Street frontage.
- 5) A homeowners association shall be created for the maintenance and upkeep of all common areas, facilities, streets, alleys, etc.
- 6) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code. One ground type monument sign shall be permitted at the entrance from East 91st which shall not exceed 8' in height or 64 square feet in display surface area.
- 7) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied 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.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment for PUD 306-3, Woodside Village IV**, as recommended by Staff.

* * * * *

PUD 216-4: NE/c of South Quebec Avenue and East 96th Street South
Lot 23, Block 2, Hunter's Pointe.

Staff Recommendation: Minor Amendment of the Height Limitation

The subject tract is just under one acre in size and is located in a developing large lot subdivision. Dwelling types within the subdivision are comprised of large structures with a variety of architectural design and roof types. Topography maps and field investigation indicate approximately 28 feet of relief on the subject tract with a slope from the south to north into a retention area. The applicant is now requesting a minor amendment to allow the roofline to be 46 feet above the average grade. Notice of the request has been given to abutting property owners.

After review of the submitted elevations and plot plan, Staff finds the request to be minor in nature. According to the PUD Chapter of the Zoning Code, the TMAPC may establish building heights within a PUD. This particular PUD is specified as meeting RS-1 standards (35' maximum height) unless otherwise specified. Impact to the surrounding properties should be minimized due to the location abutting a small lake and slope of the lot. From a planning perspective, Staff can support the minor amendment, but would note that concerns of the subdivision residents should be considered in this particular case. Notice has been given. Staff recommends **APPROVAL** of the minor amendment per elevations and plot plan submitted for Lot 23, Block 2, Hunter's Pointe.

Comments & Discussion:

Mr. Paddock questioned Staff's recommendation for approval and asked what the other property owners were doing in regard to the 35' height limitation. Mr. Gardner stated that this tract was unique due to the slope of elevation, which presented the problem.

Applicant's Comments:

Mr. Roy Johnsen (324 Main Mall) commented as to the notice procedures on this application and stated he has received no objections from the abutting neighbors or the neighbors across the street.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-0** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Parmele, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment of the Height Limitation** for PUD 216-4, as recommended by Staff.

Ms. Wilson, in regard to the Creek Expressway (Freeway), asked if the subdivision map would be used at the City Commission hearing. Mr. Gardner advised Staff intends to present this map at that meeting.

Ms. Kempe, referring to the order of presentations on subdivision items, stated the Commission has worked for a number of years to improve the time frame for these subdivision plats and she wondered if today's discussion (i.e. Harvard Grove) might not slow down the process. An informal discussion followed as to the processes and procedures being followed. Mr. Gardner stated that, with the proper conditions of approval, regardless of which group hears it first, the system is not being violated.

There being no further business, the First Vice Chairman declared the meeting adjourned at 3:08 p.m.

Date Approved 10-15-86
Rant J. D...
Chairman

ATTEST:

RBFaddock
Secretary



**A RESOLUTION AMENDING
THE DISTRICT 4 PLAN,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th day of June 1960, adopt a "Comprehensive Plan, of the Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 23rd day of January, 1980 this Commission, by Resolution No. 1294:516, did adopt the District 4 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did call a Public Hearing on the 16th day of July, 1986 for the purpose of considering amendments to the District 4 Plan Map and Text and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 13th day of August, 1986 and the TMAPC did continue their decision to the 10th day of September, 1986, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 4 Plan Map and Text, as follows:

PLAN TEXT: Amendments to Sections 3.2 and 3.3, as shown in the attached Exhibit A, made a part hereof; and

PLAN MAP: The amendments to the TU Special District - Planned Acquisition Area and Special Consideration Area (Subareas A, B and C), as indicated on the attached Exhibit B, made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that the amendment to the District 4 Plan Map and Text, as above set out, be and is hereby adopted as part of the District 4 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.



BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed of record in the Office of the County Clerk, Tulsa, Oklahoma.

APPROVED AND ADOPTED THIS 1 DAY OF October, 1986.

Tulsa Metropolitan Area Planning Commission

By Marilyn A. Wilson
1st vice - Chairman

ATTEST:

RBPaddock
Secretary

APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TULSA, OKLAHOMA THIS
____ DAY OF _____, 1986.

By _____
Mayor

ATTEST:

City Auditor

APPROVED AS TO FORM: _____
City Attorney

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA,
THIS ____ DAY OF _____, 1986.

By _____
Chairman

ATTEST:

County Clerk

APPROVED AS TO FORM: _____
Assistant District Attorney

PLAN TEXT AMENDMENTS
TU SPECIAL DISTRICT AND SPECIAL CONSIDERATION AREA
DISTRICT 4

Replace existing 3.2 and subsequent policies through and including 3.2.5 with the following:

3.2 TU SPECIAL DISTRICT--PLANNED ACQUISITION AREA

The boundaries of this special district are as indicated on the Plan Map.

The University of Tulsa will be responsible for development and implementation of a detailed plan for this Special District. Such plan should include a schedule of phasing for the University's acquisitions and improvements, a landscape and buffering/screening plan, a parking and circulation plan, a budget and relocation (if needed) plan, and should address the issue of Skelly Stadium and its associated parking problems. When developed, this Plan should be heard and reviewed by the TMAPC and other appropriate entities for inclusion as part of the Comprehensive Plan. Once adopted, any changes to the TU Special District Detail Plan should be presented to and reviewed in a public hearing before the TMAPC. TU has stated the intention to purchase no owner-occupied units here unless the owner wishes to sell, and will purchase all other properties, as available, at their fair market values.

This area consists of all land currently owned or planned for acquisition by Tulsa University, as well as other properties that form enclaves within the Special District.

- 3.2.1 The President of TU should receive notice of all proposed rezoning and Board of Adjustment activities involving properties within this Special District.
- 3.2.2 TU will develop a notification system to relay information on such proposals as are noted in Policy 3.2.1 to members of the District 4 Planning Team. This process is an extension of present INCOG policy, and in no way negates that procedure.
- 3.2.3 All available tools for facilitating funding, redevelopment, structural maintenance, and code enforcement should be explored for this Special District. Such tools may include grants, public-private partnerships, and other tools as may be deemed appropriate by the proper governmental body.
- 3.2.4 University-related parking and recreational needs should be studied, in order to allocate future facilities in appropriate locations and of appropriate sizes.
- 3.2.5 Codes regarding adequate screening and buffering of parking lots from adjacent residential uses should be enforced. The granting of variances in screening requirements is discouraged.
- 3.2.6 TU is encouraged to develop a green-belt as a buffer and identification tool around all or part of its perimeter.



- 3.2.7 TU is encouraged to downzone to AG, or an equivalent open space zoning classification, all properties it has acquired and cleared for green space.
- 3.2.8 The number of curb cuts onto Harvard and onto residential streets from adjacent businesses should be minimized to improve traffic flow and safety.
- 3.2.9 Sports facilities such as Skelly Stadium place a burden on the transportation and parking facilities that exist in this District. For such reason, Skelly Stadium should not be allowed to expand. At such time as a new all-sports stadium is developed at a more accessible site, Skelly Stadium should be phased out.
- 3.2.10 The need for additional security in and around the TU campus should be examined, and security improved where needed.

Renumber existing 3.3 and 3.4 to 3.4 and 3.5, respectively, and add:

3.3 SPECIAL CONSIDERATION AREA

The Special Consideration Area surrounds the TU Special District, and is made up of three subareas - A, B, and C. Although each subarea has its own set of policies that reflect its particular features, the following general recommendations apply to the Special Consideration Area as a whole.

- 3.3.1 Redevelopment within this area is encouraged to be by PUD, to ensure compatibility with adjacent uses and adequacy of screening.
- 3.3.2 Stronger code enforcement measures are encouraged, in order to minimize incompatible land uses and better stabilize the neighborhoods. The need for additional security around the TU campus should be examined, and security improved where needed.
- 3.3.3 Adequate and safe transportation facilities and circulation systems to accommodate automotive vehicles, bicycles, and pedestrians should be provided and maintained in this area.
- 3.3.4 Further commercial stripping and encroachment into residential neighborhoods should be discouraged. Those properties adjacent to existing commercial uses and not fronting on a major arterial should be considered for OL (Light-Office) or P (Parking) zoning if rezoning is desired. The maximum boundaries for these commercial uses should be as set forth in Section 3.5.2.3 of the District 4 Detail Plan.
- 3.3.5 Existing commercial and office uses in the area should be encouraged to provide adequate offstreet parking, and to screen parking lots from adjacent residential areas.
- 3.3.6 The President of TU should receive notice of all proposed rezoning or Board of Adjustment activity within this area, and should develop and implement a system to notify members of the District 4 Planning Team of such activities. This process is an extension of current INCOG policy, and in no way negates that procedure.



3.3.7 Area "A"--This subarea surrounds the Special District on the north and east. It is generally characterized by stable, owner-occupied housing, and mostly single-family units. Intensities here are generally Low Intensity-Residential.

3.3.7.1 A program of neighborhood conservation and rehabilitation is encouraged for this area.

3.3.7.2 Measures to reduce through-traffic in these neighborhoods should be examined. Such measures could include, but not be limited to, creation of cul-de-sacs, closing and stubbing streets, and placement of speed bumps (the latter where appropriate and not on public streets).

3.3.7.3 Entrapment of isolated residential parcels by Medium Intensity uses or parking within this subarea is discouraged. Therefore, parcels to be developed under P zoning (Parking) should be adjacent to existing Medium Intensity uses.

3.3.8 Area "B"--This subarea lies west of the TU Special District and south of a portion of Area A. It is characterized by mixed residential uses, a large amount of renter-occupied multifamily as well as some single-family housing, and fair-to-poor structural conditions in many of the neighborhoods.

3.3.8.1 The development of a program to increase owner-occupancy in this subarea is encouraged, in order to stabilize this and adjacent neighborhoods.

3.3.8.2 Rehabilitation or redevelopment of properties in poor condition is encouraged, to improve the overall health and safety of this subarea.

3.3.8.3 Because a significant amount of multifamily housing in fair-to-poor condition exists in Subarea B, a program should be undertaken to upgrade existing multifamily structures, in order to stabilize the area as a whole.

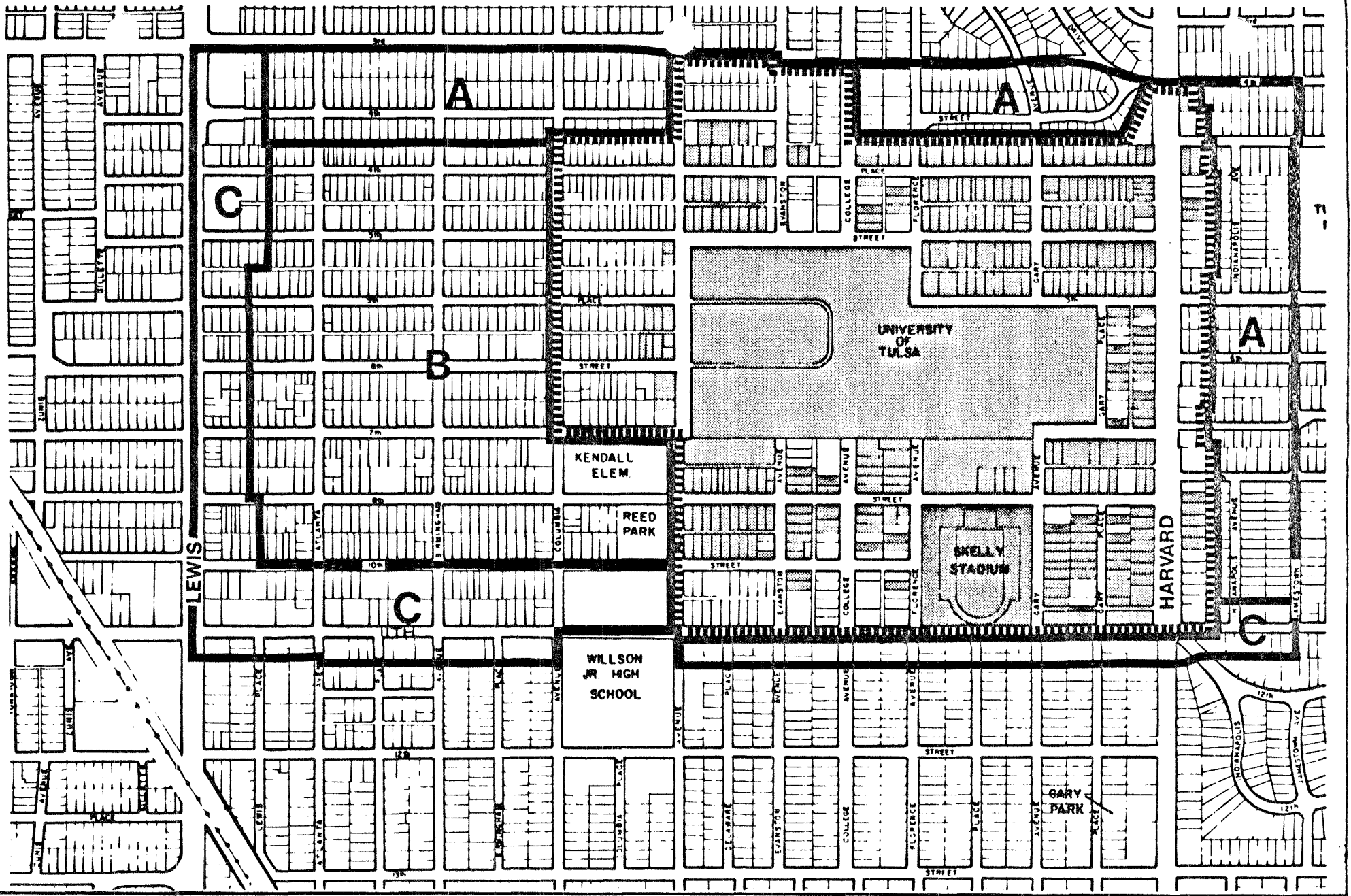
3.3.9 Area "C"--This is an irregularly-shaped subarea surrounding the Special District on the west and south, and lying adjacent to portions of the other two subareas. It consists of the Medium Intensity strips along the east side of Lewis and part of both sides along 11th Street. Development and redevelopment of commercial and office uses in this area to a neighborhood scale, with their principal focus of serving the TU Special District, is encouraged.

3.3.9.1 Uses facing 11th Street and extending in depth to 10th Street are encouraged to be screened on the 10th Street frontage.

3.3.9.2 Further encroachment of these commercial and office uses into the neighborhoods should be discouraged, in accord with other provisions of this section, as well as Section 3.5.2 Neighborhood Service Strips.

3.3.9.3 Curb cuts onto Lewis and 11th Streets should be minimized, in order to improve traffic flow and safety.

3.3.9.4 Existing commercial and office uses are encouraged to provide sufficient parking, in accord with provisions of the CH zoning category.



T.U. SPECIAL DISTRICT

-  T.U. ACQUISITION AREA
-  SPECIAL CONSIDERATION AREAS
-  T.U. OWNERSHIP



Indian Nations Council of Governments

EXHIBIT B

