

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1659
Wednesday, July 29, 1987, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 28, 1987 at 10:15 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:36 p.m.

MINUTES:

Approval of Minutes of July 15, 1987, Meeting #1657:

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Kempe, Wilson, "absent") to **APPROVE** the **Minutes of July 15, 1987, Meeting #1657**.

REPORTS:

Report of Receipts & Deposits for the Month Ended June 30, 1987:

In response to Mr. Paddock, Mr. Gardner compared the status of business and the Receipts and Deposits to that of the June 30, 1986 report.

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended June 30, 1987**.

REPORTS - Cont'd

Chairman's Report:

Chairman Parmele advised that Mr. Doherty has consented to serve as the TMAPC representative on a committee for the Tulsa Trails project. Mr. Gardner confirmed that, as this deals with the Master Park Plan and various District Comprehensive Plans, it would ultimately come before the TMAPC for review.

Committee Reports:

Mr. Paddock stated that the Rules & Regulations Committee would soon be scheduling a meeting with respect to the Sign Code. He advised receipt of a request from the attorneys representing Circle K and C.R. Signs for consideration of some proposed changes. Mr. Paddock added that he had also received a request from Mr. Bill Stokely in regard to the Sign Code.

Director's Report:

Mr. Gardner briefly reviewed the latest modifications to the Development Guidelines, as discussed at the July 22nd TMAPC meeting. He noted these changes have been reviewed by the Legal Department, and would be presented next week in resolution form for adoption.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Tesoro Addition (PUD 179-N)(1283) SW/c of East 71st & South 85th East Ave (OS)

This is a replat of the north 556' of Lot 4, Block 1, El Paseo, in accordance with two PUD actions (PUD 179-C-4 and 179-N). The latest (PUD 179-N) applies specifically to Lot 4, and the balance was covered in 179-C-4. TAC and TMAPC waived the plat requirement on this tract as long as it was only one tract and not four separate lots. A plat was required if the lots were to be separately owned, so this plat will accomplish this purpose.

Staff advised that an Access Change has been approved by Traffic Engineering and was submitted along with the plat waiver application. It may not be necessary to file the actual document, since this plat shows the access in the location approved by Traffic Engineering and the filing of the plat will serve to change the access.

Tesoro Addition & PUD 179-N - Cont'd

In discussion, TAC recommended that numerous access, drainage and utility easements be combined for clarity on the plat. Department of Stormwater Management advised that owner indicated that on-site storm water detention was to be provided on each lot.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of the Tesoro Addition, subject to the following conditions:

1. Omit words "Legal Description" from under the title block. Show a block number. Show 50' building line from 71st (PUD requirement and zoning requirement).
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Show standard 11' width easements. Some confusion may be avoided by showing some areas as 25' access and utility easement, instead of a number of separate lines within the access easement. Show 17-1/2' utility easement on 71st Street and 25' building line and utility easement on South 85th East Avenue.
3. Covenants:
 - (a) Provide Section II for access easement provisions.
 - (b) Provide Section III for PUD conditions. (Staff prepared sample; see copy thereof.)
4. All conditions of PUD 179-C-4 and 179-N shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
6. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.

Tesoro Addition & PUD 179-N - Cont'd

11. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer. Include applicable language in covenants.
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. 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.
14. All (other) Subdivision Regulations shall be met prior to release of final plat.

Related PUD 179-N: Detail Site Plan Review

The subject tract is a part of Lot 4, Block 1 of the El Paseo Addition and is located at the southwest corner of East 71st Street South and South 85th East Avenue. PUD 179-N has a frontage of 140' on East 71st Street South and 240' on South 85th East Avenue, with a net land area of .77 acres. The tract was initially approved for uses permitted by right in the CS zoned district, excluding certain uses, and later for special exception use including vehicle repair and service. The applicant is now requesting Detail Site Plan approval for a portion of the subject tract. Staff would note that the west 10' and the south 40' of PUD 179-N is excluded from this request. The submitted Plan includes elevations which indicate overhead doors having an east and west orientation.

Staff recommends **APPROVAL** of the Detail Site Plan subject to the following conditions:

- 1) That the applicant's submitted Detail Site Plan and elevations be a condition of approval unless modified herein. Note that the west 10' and south 40' is excluded from the application. That portion of PUD 179-N under Detail Site Plan application is 130' along East 71st and 200' along South 85th East Avenue.
- 2) **Development Standards:**

Land Area (net):	26,000 sf
Permitted Uses:	Those uses permitted in a CS district by right excluding bars, taverns, nightclubs and dance halls; only vehicle repair and service from Use Unit 17. (An automobile repair and service is proposed.)

Tesoro Addition & PUD 179-N - Cont'd

Maximum Building Height:	19'5-1/2" (one story) *
Maximum Building Floor Area:	6,600 sf
Minimum Off-street Parking:	30 spaces proposed (11 required)
Minimum Building Setbacks: **	
from centerline of East 71st	110'
from centerline of 85th E. Ave.	55'
from west boundary	52.5' (none required)
from south boundary	58' (none required)
Minimum Landscaped Open Space:	Exceeds the required 10% (3,360 sf)

* A total of 9,400 square feet has been allocated to this tract per PUD 179-N.

** Building setbacks are measured from the exterior boundaries of PUD 179-N.

- 3) That all trash, mechanical and equipment areas shall be screened from public view.
- 4) 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 and as follows:

Ground Sign: One ground sign on East 71st Street with a maximum display surface area of 140 square feet and a maximum height of 25' as measured from the curb line of the lot upon which it is located.

Wall Signs: Wall signs shall not exceed a display surface area one square foot per each lineal square foot of building wall to which it is attached.

No signs shall be flashing and illumination shall be by constant light.

NOTE: Although the applicant at this point has not requested Detail Sign Plan approval, signage is shown on the submitted plans. The submitted plans exceed the square footage approved by PUD 179-N for ground signs.

- 5) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit. Landscape treatment shall include berms and planting treatment. Special intensive landscape treatment shall be given along South 85th East Avenue to screen the public view of the vehicle repair and service elevation of this development.

Tesoro Addition & PUD 179-N - Cont'd

- 6) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee. The proposed curb cut south of the southwest corner of South 85th East Avenue and East 71st Street shall be deleted and requirements of the Department of Stormwater Management must be met for the 130' x 200' subject tract under application for Detail Site Plan approval.
- 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 beneficiary to said Covenants.

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Tesoro Addition and the related Detail Site Plan for PUD 179-N**, subject to the conditions as recommended by the TAC and Staff.

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UPS-1 (3294)

East 58th Street & South 118th East Avenue

(IL)

This plat will cover approximately 40 acres of a 60 acre tract which was zoned IL under application Z-6025. The remaining 20 acres east of 118th East Avenue will be platted at a later date.

It was noted that the 80' "Industrial street" has still not been taken off the Street Plan requirements, so technically this plat will require a waiver. The 60' right-of-way shown is consistent with past policy and staff and TAC have no objection as shown, and recommend approval as submitted.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of UPS-1, subject to the following conditions:

1. Not a condition for approval but applicant should be aware that a 25' building line is allowed on 118th East Avenue. The 50' as shown would be volunteered. The 50' on East 61st is required and shown properly.
2. For reference show in dashed lines, South 117th East Avenue on the Broken Arrow (south) side of 61st Street. Also show that 61st is the city limits line between Broken Arrow and Tulsa.
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 shall be tied to or related to property lines and/or lot lines. Show utility easements parallel to 118th East Avenue and others as directed or required by utilities.

UPS-1 - Cont'd

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 or other utility 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. Street names shall be approved by City Engineer.
10. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer. (Show "LNA" on 61st Street.)
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. 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.
14. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of the Subdivision Regulations.
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Preliminary Plat for UPS-1**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR WAIVER:

L-16878 Orvis (3303)

NW/c of Latimer Street & Sandusky Avenue

(RS-3)

This is a request to split a 56' x 310' tract into two lots, the west 126' and the east 179' (184' less 5' for road right-of-way). In order to permit this lot split, a variance will be required from the City Board of Adjustment because the west 126' of the tract will have access to Sandusky Avenue only by virtue of a private roadway easement along the north side of the tract.

The Staff recommended approval, subject to the following conditions:

1. The east 5' of the tract be dedicated to the City of Tulsa for additional right-of-way for Sandusky Avenue.
2. Approval from the Water and Sewer Department for access to both utilities.
3. Any utility easement required by the Technical Advisory Committee.
4. Approval from the City Board of Adjustment for Case #14546, variance of frontage to zero.

In discussion, some TAC members had indicated a field check showed an access roadway along the south side of the property, not the north. Water Department advised that the rear lot would not have access to Sandusky. An ownership "handle" was recommended and each lot should be metered separately. Department of Stormwater Management advised that a Watershed Development Permit would be required for new development.

The TAC voted unanimously to recommend **approval** of L-16878, subject to the following conditions:

1. Dedication of east 5' in compliance with the Major Street Plan.
2. Provide access "handle" to Sandusky, and provide separate water meters for each house.
3. Provide 11' utility easements on the west and along the south. May coincide with access "handle".
4. Approval of Board of Adjustment for frontage and lot width variance.

STAFF NOTE: Since the TAC meeting, Staff has discovered that 10' has already been dedicated along the south property line of this split. This may eliminate or modify some of the conditions. Additional information was available at the TMAPC meeting of 7/29/87 which may eliminate some of the above conditions.

TMAPC ACTION: 8 members present

On **MOTION** of RICE, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Lot Split Waiver for L-16878 Orvis**, subject to the conditions as recommended by the TAC and Staff.

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L-16880 Crook (864) West of the SW/c of 191st Street & 129th East Ave. (AG)

L-16881 Jones (1163) South of the SE/c of East 191st Street & Sheridan (AG)

Mr. Wilmoth advised the applicant was now working with larger tracts of land, which negates the need for a lot split application. Therefore, he requested the above applications be withdrawn.

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **WITHDRAW** the **Lot Split Waiver** for **L-16880 Crook** and **L-16881 Jones**, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-16901 P.A. Investments (1193) 1500 Block of South 79th East Avenue (RS-3)

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

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE L-16901 P.A. Investments**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16891 (1283) McHoll/Lindsey	L-16895 (1792) Gleason, Claude, Roberts
L-16892 (1692) Hurley/Hogeland	L-16896 (3392) Cohea/Jones
L-16893 (983) Neal/Harris	L-16898 (1292) Cooper/Smith
L-16894 (292) Tulsa/Mackin	

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification**, as recommended by Staff.

CONTINUED PUBLIC HEARING:

PUBLIC HEARING TO AMEND THE CITY OF TULSA ZONING CODE TO INCLUDE ESTABLISHMENT OF A HISTORIC PRESERVATION (HP) ZONING DISTRICT AND RELATED MATTERS.

(Request to continue to September 16, 1987)

TMAPC ACTION: 10 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **CONTINUE Consideration of the Public Hearing** as relates to a **Historic Preservation Zoning District** until Wednesday, **September 16, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD 159-10: SE/c of West 67th Street and South 29th West Avenue

Staff Recommendation: Minor Amendment for Building Setback

The subject tract is described as Lot 35, Block 1 of the West Highlands Plaza Addition (Plat No. 4271), and is located at the southeast corner of West 67th Street and South 29th West Avenue. The applicant is requesting that the 20' rear building setback be amended to 15' to permit construction of a new home. The patio cover portion of the residence is the closest part of the structure to the rear lot line. Notice of this request has been given to the abutting owners.

Staff review of this request indicates that it is minor in nature. Therefore, Staff recommends **APPROVAL** of PUD 159-10 to amend the rear yard building setback from 20' to 15' per the submitted plot plan.

TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughon, Wilson, "absent") to **APPROVE** the **Minor Amendment for PUD 159-10**, as recommended by Staff.

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PUD 112: 6112 South 87th East Avenue

Staff Recommendation: Detail Sign Plan

The subject tract is located at 6112 South 87th East Avenue and is the site of The Springs Apartments. The applicant is requesting approval of a Detail Sign Plan for an identification sign and two accessory signs. The original PUD did not specify sign standards and the proposed identification sign meets the requirements of the Zoning Code.

Therefore, Staff recommends APPROVAL of the Detail Sign Plan per the submitted plot plan and drawings. The identification sign shall be setback a minimum of 50' from the centerline of East 61st Street.

TMAPC ACTION: 8 members present

On MOTION of DOHERTY, the Planning Commission voted 8-0-0 (Carnes, Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Draughton, Wilson, "absent") to APPROVE the Detail Sign Plan for PUD 112, as recommended by Staff.

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The City Legal Department, Commissioners and Staff provided input for an informal discussion on the Subdivision Regulations pertaining to requirements for lot splits.

There being no further business, the Chairman declared the meeting adjourned at 3:02 p.m.

Date Approved 8-12-87
Rant J. D. [Signature]
Chairman

ATTEST:

AB Paddock
Secretary
First Vice-Chairman

