

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1683
Wednesday, February 3, 1988, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 2, 1988 at 10:30 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 January 20, 1988, Meeting #1681:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Minutes of January 20, 1988, Meeting #1681**.

REPORTS:

Committee Reports:

Mr. Doherty mentioned he had attended a seminar on Illuminated Awnings, and would prepare a memo to members of the Rules and Regulations Committee.

Director's Report:

Mr. Gardner advised the draft of amendments to the Zoning Code relating to manufactured housing was being reviewed by Staff and Legal and would soon be ready for TMAPC Committee review.

SUBDIVISIONS:

PRELIMINARY PLAT:

Eastland Hills Christian Church (1094) 1700 South 145th East Avenue (RS-3)

This tract had been reviewed for a "plat waiver" by the TAC on 12/10/87, but the request was denied and a plat recommended consistent with the minimum acreages and other actions in the area.

The Staff presented the plat with the applicant represented by Alan Hall.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Eastland Hills Christian Church, subject to the following conditions:

1. All conditions of BOA Case #14689 applicable to the plat shall be included as a condition of approval. All conditions shall be met prior to release of final plat.
2. On face of plat show the following:
 - a) Identify adjoining land as "unplatted".
 - b) Show a graphic scale.
 - c) Show "Lot 1, Block 1" on face of plat.
 - d) Make sure that the 5' space along the south line of plat is part of the 17.5' utility easement.
3. If plat description is to include South 145th East Avenue, then make sure that the acreage(s) are consistent. (Legal submitted excluded right-of-way, but plat title includes it.)
4. Covenants:
 - a) Add water and sewer language, as per Water and Sewer Department.
 - b) Add landscape repair paragraph as follows: THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE.
 - c) Include special language relating to septic systems and future sanitary sewer systems, per the Water and Sewer Department and Tulsa City-County Health Department.
 - d) Include language for stormwater facility and easements as required by Stormwater Management.
5. 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.
6. 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.

Eastland Hills Christian Church - Cont'd

7. 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).
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 (if required.)
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. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
12. 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.
13. Show limits of No Access on plat as directed by Traffic Engineer. (Check sight distances).
14. Omit special access easement. Make sure driveway does not extend all the way to the property line where it would conflict with a pole line in the easement.
15. 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.
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Doherty, Draughton, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Eastland Hills Christian Church**, subject to the conditions as recommended by the TAC and Staff.

* * * * *

Rockwood Hills Pond Amended (PUD 362)(883) E. 72nd St & S. Columbia Pl (RS-1)

This plat has a sketch plat approval by both TAC and TMAPC 8/19/87. Amendment to the PUD was required and a Board of Adjustment action permitting 25' Board of Adjustment on four lots not in the PUD was also required. These have been approved and the developer's engineer is proceeding with the plat. A copy of the sketch plat review by TAC and TMAPC was provided with staff comments in the margin.

The City Engineer and Traffic Engineer had requested additional right-of-way on 71st Street being 4' on Lot 7 and 6' on Lots 6 and 5. This was a request not a requirement, since 60' is already dedicated to meet the Street Plan. There was no further comment or requirement on this item.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Rockwood Hills Pond Amended, subject to the following conditions:

1. All conditions of PUD 362 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.
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. Realign along 71st Street with additional right-of-way dedications.
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.
4. 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). Add applicable language to the covenants.
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. 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. "Class A Permit"
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. New PFPI number may be assigned.
8. Omit Section II "P" in covenants. Utility provisions made elsewhere. Omit reference to alleys in Section I-A. Correct duplication in Section I-H.

Rockwood Hills Pond Amended - Cont'd

9. Check width of utility easement in the detention. A 17.5' easement is suggested leaving the 35' building line as is. No above ground facilities would be allowed in the pond area.
10. Fire Department was concerned about access and grades on the private street, particularly relating to fire equipment. Advisory, for the record, since this is a private street. Plans were available in Engineering for review.
11. Vacate underlying plat to the satisfaction of applicant's legal counsel and the City.
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. (OK received)
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Rockwood Hills Pond Amended**, subject to the conditions as recommended by the TAC and Staff.

REQUEST FOR WAIVER (Section 260):

BOA 14699 Union Gardens (684)

6208 South 101st East Avenue

(RS-3)

This is a request to waive plat on Lot 2, Block 4 of the above named plat. The Board of Adjustment has approved a day care center for this tract (1/21/88). Since the property is already platted and the existing house on the lot will be utilized, nothing would be gained by replatting the lot. Staff recommends APPROVAL as submitted, noting that the existing platted lot will satisfy Section 260 of the Code.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Waiver Request for BOA 14699 Union Gardens**, as recommended by Staff.

* * * * *

Z-6176 Riverview Village (2592) SW/c of East 49th Street & South Peoria (OL)

This request is to waive plat on Lot 1, Block 15 of the above named plat. The lot has been rezoned to match the abutting lot to the south, which is already platted. The existing house will be utilized for an office, and nothing but an "interior remodel" is planned. This is identical to two other waivers approved by the TMAPC on the NW and SW corners of 49th Place and Peoria. Therefore, the Staff recommends APPROVAL, subject to the same conditions as the previous applications, being:

- a) Grading and drainage plan approval by Department of Stormwater Management through the permit process (if any grading is done or required).
- b) Access control subject to approval of the Traffic Engineer.
- c) Provide an 11' utility easement along the south property line (includes any existing easement).

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Waiver Request for Z-6176 Riverview Village**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR WAIVER:

L-16986 Coleman (2093)

2655 East 41st Street

(RS-1)

This is a request to split Lot 3, Block 3, Deatherage Addition into three building sites, exceeding 14,000 square feet each. The existing house will be remodeled by moving the garage to increase the setback on the west side. Access will be by an ownership "handle" of 10' each for the two rear lots, combined to a 20' mutual access and/or utility easement. Adequate right-of-way has been dedicated on 41st Street by plat. Staff and TAC recommend approval, subject to:

- a) Board of Adjustment approval of the frontage (10') and the lot width as per plan submitted.
- b) Sewer main extension subject to approval of the Water and Sewer Department.
- c) Utility easement as needed, including 11' on north, west and east and 17.5' on the south.
- d) Drainage Plan approval by the Department of Stormwater Management in the permit process. Watershed Development Permit required for new construction.

L-16986 Coleman - Cont'd

The applicant was represented by Joe Coleman at the TAC and TMAPC meetings.

ONG advised applicant to make sure that existing gas service line(s) are re-routed to avoid crossing the newly created tract on the south.

The TAC voted unanimously to recommend **approval** of L-16986 subject to the conditions outlined by Staff and TAC, "a" through "d".

Comments & Discussion:

In reply to Chairman Parmele, the applicant stated agreement to the listed conditions.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE L-16986 Coleman**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16989 (783) ORU/Sack

L-16994 (2593) Alexander Trust

L-16992 (2093) Ownby/Spillers

L-16995 (1392) Brumble

L-16993 (2990) McPherson/Stout

TMAPC ACTION: 7 members present

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

ZONING PUBLIC HEARING:

Application No.: **Z-6182**

Present Zoning: RS-3

Applicant: **Tracy**

Proposed Zoning: IL

Location: NW/c of East 51st & the Mingo Valley Expressway

Date of Hearing: February 3, 1988 (Continued from December 23, 1987)

Continuance Requested to: March 16, 1988

Comments & Discussion:

Mr. Gardner advised this application involved an existing outdoor advertising sign that was located in the railroad right-of-way as well as in the expressway right-of-way, and Staff was awaiting survey data from the State. Chairman Parmele inquired as to how the sign was allowed to be built without the proper zoning. Mr. Gardner advised that this was zoned properly, but the issue was the location since the State prohibits outdoor advertising signs within the expressway right-of-way.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughton, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **CONTINUE Consideration of Z-6182 Tracy** until Wednesday, **March 16, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD 414-4: 3513 South Yorktown Place, Lot 7, Kennebunkport

Staff Recommendation: Minor Amendment for Building Setbacks

The subject tract is irregularly shaped, located on a cul-de-sac and has underlying zoning of RS-2 with PUD 414 which has been approved for single-family detached development. The applicant is requesting relief on the east boundary, which is the rear yard, from 20' to 10' and on the south boundary which is the side yard, from 10' to 5' per the submitted plans.

A house has been built on the lot to the north with a 10' setback on the east; this 10' setback was granted considering the east setback to be the side yard. This house is built such that the garage area abuts the subject tract and meets the 20' front building line. The lot to the south is vacant and the house on the lot south of the vacant lot is in place with a 20' rear yard.

Staff would be supportive of the request subject to moving the house to the west and adjusting the front building line from 20' to 15' as a compromise solution and granting added relief for the north and south side yard based on a revised plot plan. A copy of the request has been addressed to the Department of Stormwater Management for their review. The general grading concept of this development was for water to drain along the east boundary of PUD 414 to the Reserve "A" drainage area located at the north end of the platted area. A field check of the site indicates that particular care must be taken to grade the subject tract to drain to the street from the north and south sides of the lot; existing site grading would not appear to allow water to drain to the detention area any further north than the subject tract.

Therefore, Staff recommends DENIAL of PUD 414-4 as requested and APPROVAL as follows:

- 1) Subject to a revised plot plan which provides for a 15' front yard and 15' rear yard with other building setbacks granted per the revised plan, including relief on the side yard.
- 2) The driveway be modified as needed to provide space for the off-street side-by-side parking of two full-size automobiles.
- 3) That the subject tract be graded to require that water drain to the street from the north and south sides of the lot; in the alternative or in combination, water be required to drain to the north along the remainder of the east boundary of PUD 414, as well as to the street.
- 4) Subject to approval by the TMAPC of requirements and conditions of the Department of Stormwater Management.

Notice has been given to abutting property owners and interested parties speaking at the PUD 414 TMAPC public hearing.

Comments & Discussion:

In reply to Chairman Parmele, the applicant, stated agreement to the listed conditions in the Staff recommendation, and commented that the revised plan would work better for them.

Mr. Paddock inquired if moving the structure 5' toward the private driveway would interfere with the drainage. Mr. Gardner reviewed the drainage and water flow, which had been a consideration in the grading, and he pointed out this was subject to DSM approval.

Mr. Gardner mentioned that this project was part of an upcoming spring tour of developments, as it was a good example of an in-fill development.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Harris, Paddock, Parmele, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Crawford, Kempe, Wilson, "absent") to **APPROVE** the **Minor Amendment to PUD 414-4**, as recommended by Staff.

ELECTION OF TMAPC OFFICERS:

This item was stricken, without objection, at the request of the Chairman, as the City Commission had not yet confirmed the two TMAPC appointments for the term 1988-91.

There being no further business, the Chairman declared the meeting adjourned at 1:54 p.m.

Date Approved 2-17-88

RE Padlock
Chairman

ATTEST:

James D. [Signature]
Secretary