

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1685  
Wednesday, February 17, 1988, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes	Crawford	Frank	Linker, Legal Counsel
Doherty, 2nd Vice-Chairman	Harris	Gardner	
Draughon	Kempe	Setters	
Paddock, 1st Vice-Chairman	Parmele		
Wilson	VanFossen		
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 16, 1988 at 10:15 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice-Chairman Paddock called the meeting to order at 1:42 p.m.

**MINUTES:**

**Approval of Minutes of February 3, 1988, Meeting #1683:**

On **MOTION** of **DRAUGHON**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE** the **Minutes of February 3, 1988, Meeting #1683**.

**SUBDIVISIONS:**

**EXTENSION OF APPROVAL:**

**8800 Quebec Extended (1683)** East 87th & South Pittsburgh (RS-3)  
(2nd extension; recommend extend final approval one year)

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE** the **Extension of APPROVAL (one year) for 8800 Quebec Extended**, as recommended by Staff.

CHANGE OF ACCESS:

**Crown Imperial Addition (1783)** NE/c of East 88th Street & South Lewis (CS)

The purpose of this request is to relocate an access point as recommended by the City Traffic Engineer. Staff also recommends APPROVAL of this request.

**TMAPC ACTION: 6 members present**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE** the Change of Access for Crown Imperial Addition, as recommended by Staff.

**LOT SPLITS:**

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16996 (2502) TDA/Wooten                      L-17000 (3492) Kens/McKinney  
L-16997 (2502) TDA/Wooten

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

LOT SPLITS FOR WAIVER:

**L-16970 Whitten (3623)** NW/c of East 130th St. & North 95th East Ave. (AG-R)

This is a request to convey the west 25' of the west half of Lot 9, Block 1, North Dale Acres to the adjacent owner of Lot 3, Block 1. This conveyance will leave the west half of Lot 9 with 143.3' of frontage; the AG-R requirement is for 150'. (The area of the remainder will still be over one acre, meeting the zoning requirement). This conveyance is to cover existing buildings that have encroached into the lot. Not only have the buildings encroached over the lot lines, they are constructed over a platted utility easement. The Staff has no objections to the split, subject to the following conditions:

L-16970 Whitten - Cont'd

- a) The applicant shall determine if any utilities are using the encroached easement and make provisions to remove same if in place.
- b) The existing platted easement shall be properly vacated in accordance with the current legal practice.
- c) A new north-south easement of 11' shall be provided along the new property line to replace the one encroached upon.
- d) City-County Health Department approval is required for the existing septic system(s) on each lot.
- e) County Board of Adjustment approval is required to permit the remaining lot frontage (width) of 143.3'. (East half of Lot 9 has 168.3' and is not part of this application.)

The Health Department advised that applicant should provide information showing that no part of the septic system laterals will extend into any of the area being split; covered by condition (d) above.

PSO advised that additional survey may be necessary to locate accurately the service line to the encroaching house. This information can be submitted in the vacating and/or relocation process in (a), (b) and (c) above.

Staff advised that NO DEEDS WILL BE RELEASED until ALL of the above conditions are met.

The TAC voted unanimously to recommend **approval** of L-16970 subject to conditions outlined by Staff and TAC.

TMAPC ACTION: 6 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE** the **Lot Split Waiver for L-16970 Whitten**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR DISCUSSION:

**L-16998 Bracket (1392)** NE/c of East 25th Street & South Owasso Avenue (RS-2)

In the opinion of the Staff, the lot split listed above meets the Subdivision and Zoning Regulations, but all residential lot split applications which contain a lot having more than three side lot lines cannot be processed as a prior approval lot split. Such lot splits shall require a five day written notice to the abutting owner(s). Deeds for such lot splits shall not be stamped or released until the TMAPC has approved said lot split in a public hearing. APPROVAL is recommended on this application.

Comments & Discussion:

Mr. Steve Kennedy, representing the applicant, confirmed agreement to the Staff recommendation.

**TMAPC ACTION: 6 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE L-16998 Bracket**, as recommended by Staff.

**ZONING PUBLIC HEARING:**

**Z-6180 Jones** SE/c of the proposed Riverside Pkwy & East 91st St. (OL to CS)

**Z-6178 & PUD 306-B Jones (Grupe Development)** NE/c & SE/c of East 95th Street and South Delaware (RS-3 to CS)

**Z-6185 Norman (Elson Oil Co.)** NW/c of South Delaware & East 95th Street (Jenks Bridge) AG to CS

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **CONTINUE Consideration of the Above Listed Zoning/PUD Applications** until Wednesday, **March 16, 1988** at 1:30 p.m. In the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

**PUD 429-1:** NW/c of 71st Street and Canton Avenue, Burning Hills Addition

Staff Recommendation: Minor Amendment & L-16999 to Allow a Lot Split

This is a request to split the south 200' of Lot 1, Block 2, Burning Hills Addition into the west 100' which is vacant, and the east 200' that contains a convenience store.

PUD 429 was approved by the TMAPC on 4/22/87, and the City Commission on 5/5/87, which allowed a total of 7700 square feet of building in two phases of development. Phase I (east 200') contains a 3,200 square foot convenience store, while Phase II (west 100') is still vacant. This minor amendment is requested so that the two development areas (Phase I and Phase II) can be sold separately. The platting requirement has been waived on this tract by the TMAPC on 4/22/87.

The Staff has reviewed the submitted request and finds it to be minor in nature; therefore, Staff recommends **APPROVAL** subject to the following conditions:

1) **Development Standards:**

Permitted Uses:	Use Unit 11 excluding funeral homes; Use Unit 12 excluding bars, night clubs and dance halls; Use Unit 13, & Use Unit 16 for gasoline sales only	
Lot Area (Net):	1.38 acres	60,000 sf
Maximum Building Floor Area:	<b>Phase I</b> 3,200 sf	<b>Phase II</b> 4,500 sf
Minimum Building Setbacks:		
from C/L of East 71st	110'	110'
from C/L of South Canton	55'	0'
from West Boundary	15'	15'
from North Boundary	25'	25'
Maximum Building Height:	26'	26'
Minimum Off-street Parking:		
Phase I	23 spaces, and as required by the applicable use units.	
Phase II	As required by the applicable use units	
Minimum Landscaped Open Space:	20% of the net site for Phase 1 * 15% of the net site for Phase 2 *	

\* Landscaped open space shall include internal and external landscaped open areas, parking lot islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation. A 10' landscaped buffer strip along the east and north side of the building as shown on the Outline Development Plan for Phase I.

PUD 429-1 Minor Amendment - Cont'd

- 2) Approval from the Water and Sewer department for any extension of service lines or any additional easements that may be required.
- 3) That all trash, mechanical and equipment areas shall be screened from public view.
- 4) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
- 5) TMAPC approval of a Detail Site Plan, and Detail Landscape Plan is required for prior to issuance of a Building Permit, or any change in Use Units for Phase I or II. 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.
- 6) A mutual access and parking agreement for both lots is required because Phase I has no access to 71st Street while Phase II has only a 40' access point.
- 7) All of the original and amended conditions of PUD 429 shall apply to the subject tracts unless herein modified and shall be recorded by separate instrument in the Office of the County Clerk as a condition of approval of PUD 429-1.
- 8) All signs shall be subject to Detail Sign Plan review and approved by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code.

**TMAPC ACTION: 6 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, Kempe, Parmele, VanFossen, "absent") to **APPROVE** the Minor Amendment and L-16999 for PUD 429-1, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:58 p.m.

Date Approved March 2, 1988  
[Signature]  
Chairman

ATTEST:

[Signature]  
acting Secretary