

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1709
Wednesday, **August 17, 1988**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Draughon	Brierre	Linker, Legal
Coutant, Secretary	Harris	Frank	Counsel
Doherty	Parmele	Gardner	
Kempe, Chairman	Randle	Lasker	
Paddock, 2nd Vice-Chairman		Matthews	
Wilson		Setters	
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 16, 1988 at 11:25 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:35 p.m.

MINUTES:

Approval of the Minutes of August 3, 1988, Meeting #1707:

On **MOTION** of **WILSON**, the TMAPC voted **6-0-1** (Carnes, Coutant, Doherty, Paddock, Wilson, Woodard, "aye"; no "nays"; Kempe, "abstaining"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Minutes of August 3, 1988, Meeting #1707.**

REPORTS:

Report of Receipts & Deposits for the Month Ended July 31, 1988:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended July 31, 1988.**

Chairman's Report:

Chairman Kempe mentioned the Oklahoma Planning Commissioners' Workshop scheduled in October, and asked that those members interested advise Staff regarding registration.

Committee Reports:

Mr. Carnes announced the **Comprehensive Plan Committee** would be meeting this date upon adjournment of the TMAPC meeting to discuss annual housekeeping-type updates to various District Plans.

Mr. Paddock advised the **Rules & Regulations Committee** had met this date to review two items on today's TMAPC agenda, and the Committee had voted unanimously to recommend approval to the TMAPC. He commented he would explain further as these items were presented.

Director's Report:

Mr. Jerry Lasker reviewed the draft of the TMAPC Mission Statement and the Goal & Objectives which were presented earlier to the Rules and Regulations Committee. Chairman Kempe complimented Staff on handling this matter so promptly. Mr. Paddock advised the Rules and Regulations Committee had voted unanimously to recommend to the TMAPC adoption of the Mission Statement and the Goals and Objectives as presented; therefore, he moved for adoption.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **ADOPT** the **TMAPC Mission Statement and Goals & Objectives**, as recommended by the Rules & Regulations Committee, and as attached hereto as an Exhibit to these minutes.

Mr. Lasker commented that the TMAPC members would be receiving information on a Leadership Retreat, sponsored by the Chamber of Commerce and INCOG. The retreat would be a one day session scheduled for September 20, 1988 at the Westin Hotel. He requested the Commissioners review and return the questionnaire enclosed with the information, as it dealt with prioritizing issues such as transportation, economic development, environmental matters, etc. Mr. Lasker answered general questions from the Commission regarding the retreat.

In response to Mr. Paddock, Mr. Lasker urged the Commission members to consider an affirmation vote for State Question 616 regarding city street improvements, and also commented on library issues on the ballot.

PUBLIC HEARING:

Proposed amendment(s) to Title 42, Tulsa Revised Ordinances (Tulsa Zoning Code) and the Tulsa County Zoning Code pertaining to the following, and related matters:

- a. Manufactured housing
- b. RS-T Residential Single-Family Townhouse District
- c. RS-4 Residential Single-Family Highest Density District
- d. Amended regulations for mobile home parks
- e. Amended regulations for mobile home subdivisions
- f. Creation of a Special Exception approval process for a mobile home commercial development in the CG and CH commercial districts
- g. Creation of a Scientific Research (SR) District and elimination of Industrial Research (IR) District
- h. Redesignation of Parking (P) District classification
- i. Modification of corner lot residential setback requirements
- j. Amended definitions
- k. Adding "Medical & Dental Research Facilities" to Use Unit 11, Offices and Studios
- l. Amend Chapter 16 to correctly refer to the Clerk of the Board of Adjustment
- m. Modular (factory built) single-family housing

Comments & Discussion:

Mr. Gardner reviewed the proposed amendments and advised of the modifications based on suggestions and recommendations of the Rules and Regulations Committee members. He commented the Committee and Staff worked on two basic areas of concern regarding definitions and procedures for dealing with residential townhouse developments and the manufactured or mobile home dwellings.

TMAPC Review Session:

Based on the unanimous vote of the Rules & Regulations Committee, Mr. Paddock moved that the proposed amendments, as discussed, be recommended to the City and County for approval, subject to review by the Legal Department.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the Amendments to Title 42, Tulsa Revised Ordinances (City of Tulsa Zoning Code) and the Tulsa County Zoning Code pertaining to the matters described above, as recommended by Staff and as modified in this hearing, subject to review by the Legal Department.

Ms. Wilson commended Mr. Gardner and his Staff for their time on this project, and acknowledged participation in the process by Mr. Roy Johnsen, Mr. Charles Norman, representatives from the Tulsa Homebuilders Association, the Tulsa Manufactured Housing Association, the Metropolitan Tulsa Board of Realtors, as well as the City's Legal Department Staff.

SUBDIVISIONS:

PRELIMINARY PLAT:

Wexford (PUD-440) (2783) East 103rd Street & South Yale Avenue (RS-2)

This plat has a sketch plat approval by TAC on 7/14/88, subject to conditions as listed. A copy of the minutes of the TAC meeting 7/14/88 was provided, with Staff comments in the margin or at the end.

The Staff presented the plat with the applicant represented by Adrian Smith and Phil Smith.

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

1. Make sure that building lines on plat correspond with the building lines proposed in PUD Text.
2. The 25' utility and "street easement" on 103rd Street shall meet the approval of City Engineer and utilities.
3. All conditions of PUD 440 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.
4. 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; overhead pole lines on "perimeter".
5. Water plans shall be approved by the Water & Sewer Department prior to release of final plat (36" waterline 52' from centerline of South Yale).
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. The key or location map shall be complete. (Update current as of filing of final plat)
10. PUD Section of covenants:
 - A. Omit "number of"
 - B. Revise: plat serves as site plan except for entryways, etc.

Wexford - 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 (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth advised a minor change had been made to an entry feature on the Yale Avenue entrance which affected a slight change in the street right-of-way. He noted the right-of-way and paving would still exceed the requirements. Mr. Wilmoth added the Commission would have a detailed review at a later date, and Mr. Frank noted that a minor amendment may be needed to accommodate the planned landscaped entry features.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Preliminary Plat for Wexford**, subject to the conditions as recommended by the TAC and Staff.

EXTENSION OF APPROVAL: (1st request; recommend 1 year extension)

Fairway Park Amended (PUD 347-2)(382) West 65th & So 27th W Ave (RS-3, RMT)

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** a One Year Extension of Approval for Fairway Park Amended, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-17074 Anderson Properties (783) E of the SE/c of East 71st & Riverside (CS)

This is a request to create an 80' x 215' lot fronting on East 71st Street between the existing Burger King restaurant and Shoney's restaurant. This also creates a 25.31' "handle" for the remainder of the tract which is all zoned CS. Background for this request includes an approval of a plat waiver for the Burger King tract which was originally proposed to be on a separate lot when it was platted. In order to proceed with a building permit prior to platting, a waiver request was approved as well as a lot split (16850). If the plat was to be filed with the Burger King tract as a separate lot, that would result in a 105' frontage lot on 71st Street.

L-17074 Anderson Properties - Cont'd

The plat was approved but was held from release and final approval until the Board of Adjustment approved the 105' of frontage (Case #14491). There were protests at the Board of Adjustment hearing and the application was continued numerous times. Eventually the Board application was withdrawn, the plat was filed as one entire lot after final approval and release by the Planning Commission. The one lot subdivision met all the regulations so there was no waiver of frontage necessary.

Since there had not been any objection to the lot frontages on 71st Street by Staff and TAC during the platting process (subject to conditions regarding access and sewer extension) then we see no objection to this request, subject to the following conditions:

1. Board of Adjustment approval of the 80' frontage and 25.31' access "handle" as applied for.
2. No changes in present access points as platted. A mutual access easement is recommended.
3. A mutual access easement to be created and filed over the access handle.
4. Extension of sewer line and utilities as recommended by applicable agencies, including easements therefore if needed.
5. Applicant is reminded only four tracts may be made by lot splits and any additional lots created over four will require replatting. The approval of this split will have created a total of three tracts so only one more may be separated by lot split.
6. Grading and drainage plan approval through the permit process.

The applicant was represented by Ted Sack.

Traffic Engineering reminded the applicant that access to the 80' lot must be by "Mutual Access Easement" as per condition #1 and #2 above.

The TAC voted unanimously to recommend **approval** of L-17074, subject to the conditions outlined by Staff and TAC.

Applicant's Comments:

In regard to concerns about protestants at the BOA meeting, Mr. Ted Sack (314 East Third) commented that one of the particular protestants had owned property in this area, but no longer owns the property. In response to Mr. Paddock, Mr. Sack explained that when the original lot split request was made, there was no specific user. Mr. Sack further clarified the access from Riverside Parkway, directing traffic north and east to an access to Quincy; therefore, the access requested with this lot split would complete circulation by providing access to 71st.

Mr. Sack clarified that Shoney's and Burger King were not part of this application and no access would be provided to these businesses. He added that the one access point requested would be utilized for the subject tract as well as remaining property owned by the applicant to the south.

L-17074 Anderson Properties - Cont'd

TMAPC Review Session:

Mr. Carnes asked Staff if they saw any reasons why the applicant's request would not be workable. Mr. Gardner reviewed a diagram showing the outline of trafficways already in place, in addition to the requested "handle" extending north.

Mr. Doherty commented he had an uneasy feeling in that this didn't pass the BOA and the mutual access agreements were not in place. He stated he would vote for approval, but he had the feeling this might be back before the TMAPC. For the sake of discussion, Mr. Doherty moved for approval of the applicant's request.

In reply to Mr. Coutant, Mr. Wilmoth advised the mutual access easement would be a strictly private or internal agreement, as the City would not be involved. Staff also advised that it was a policy of the BOA for the TMAPC to hear applications such as this first since it involved a land division matter. Mr. Gardner added that this access would function much like a street in that, while the landowner was putting it in for his benefit, this would obviously benefit abutting property owners. General discussion followed regarding access proposed and existing along 71st Street.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-1** (Carnes, Coutant, Doherty, Kempe, Paddock, Woodard, "aye"; no "nays"; Wilson, "abstaining"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Lot Split Waiver for L-17074 Anderson Properties**, subject to the conditions as recommended by the TAC and Staff.

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L-17075 Calvary Baptist Church (293) S of Admiral Pl & So 73rd E Ave (RS-3)

This is a request to split five feet from Lot 2, Block 5, Tommy Lee Addition and add it to Lot 3 adjacent thereto. This is to resolve a fence and/or property line disagreement between the two owners. The lot is presently a church parking lot and nothing is planned for either lot other than the transfer of the disputed five feet. This creates a 55' lot which the church will retain as the existing parking lot and the five feet added to the adjacent lot will create a 65' lot for that owner. Staff has no objection to approval, subject to Board of Adjustment approval of the 55' lot width and 6,600 square foot area.

The applicant was represented by Jerry Snider.

L-17075 Calvary Baptist Church - Cont'd

The TAC voted unanimously to recommend **approval** of L-17075 subject to approval of lot width and area by the Board of Adjustment.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Lot Split Waiver for L-17075 Calvary Baptist Church**, subject to BOA approval of the 55' lot width and 6,600 square foot area, as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17081 (1783) City of Tulsa

L-17082 (3691) Mitchell/Rose

TMAPC ACTION: 7 members present

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

FINAL PLAT APPROVAL & RELEASE:

7000 Riverside Drive (182) NW/c of South Peoria & Riverside Drive (CH, CS)

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Harris, Parmele, Randle, "absent") to **APPROVE** the **Final Plat of 7000 Riverside Drive** and release same as having met all conditions of approval.

OTHER BUSINESS:

PUD 379: Detail Sign Plan for Temporary Signs
6800 Block of South Memorial Drive (West side)

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **WITHDRAW PUD 379 Detail Sign Plan**, as requested by the applicant.

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PUD 309-1: Minor Amendment for Ground Sign & Detail Sign Plan
8309 East 68th Street

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Kempe, Paddock, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Parmele, Randle, "absent") to **CONTINUE Consideration of PUD 309-1** until Wednesday, **September 7, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

There being no further business, the Chairman declared the meeting adjourned at 2:27 p.m.

Date Approved September 7, 1988
Cherry Kempe
Chairman

ATTEST:

Koni C. Coutant
Secretary

T M A P C
MISSION STATEMENT

The mission of the TMAPC is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

August 1988

T M A P C

GOALS AND OBJECTIVES

August 1988

- A. TMAPC will develop and maintain a comprehensive plan for the Tulsa Metropolitan Area consisting of district plans and functional plans to guide the orderly development of the area.
 - 1. Update, as necessary, district plans identifying appropriate land use relationships and Intensities.
 - 2. Update, as necessary, functional plans for public facilities.
 - 3. Update the Major Street and Highway Plan in a manner consistent with the Long-Range Transportation Plan and Major Street and Highway Plans of neighboring jurisdictions.
 - 4. Prepare special studies for unique areas as identified in the Comprehensive Plan and/or by the TMAPC, Tulsa City Commission or Tulsa County Commission.
 - 5. Provide for the integration of functional plans, prepared by other boards, commission and authorities to ensure consistency and compatibility with the overall Comprehensive Plan.

- B. Prepare and recommend for adoption, development regulations that are necessary to implement the Comprehensive Plan, and that take into account new development trends and land uses.
 - 1. Prepare and adopt Development Guidelines for the orderly development of the City of Tulsa and unincorporated areas of Tulsa County.
 - 2. Prepare and recommend appropriate changes to the City of Tulsa and Tulsa County Zoning Codes.
 - 3. Prepare and recommend appropriate changes to the Subdivision Regulations of the City of Tulsa and Tulsa County.

- C. TMAPC will establish processes and prepare recommendations to the City of Tulsa and Tulsa County to provide for the review of development proposals in a timely fashion and to assure consistency with the Comprehensive Plan.
 - 1. Prepare recommendations to the Tulsa City Commission and Tulsa County Commission on rezoning requests within their respective jurisdictions.
 - 2. Review and approve, as appropriate, requests for lot splits within the jurisdiction of the City of Tulsa and Tulsa County.
 - 3. Review and approve, as appropriate, proposed subdivision plats, assuring consistency with adopted Subdivision Regulations of the City of Tulsa and Tulsa County.

- D. Assist the City of Tulsa and Tulsa County in implementing the Comprehensive Plan.
 - 1. Identify needed capital improvements and review proposed capital improvement projects for consistency with the Comprehensive Plan and prioritize such projects to the extent possible.
 - 2. Conduct special studies concerning public policy and growth issues and recommend appropriate actions that may be necessary to further implement the Comprehensive Plan.

- E. Enhance public understanding of and encourage public participation in the planning process.
 - 1. Support citizen planning teams as a vehicle for citizen input regarding comprehensive planning, capital improvements and the review of development proposals as mandated by the Tulsa City Commission.
 - 2. Ensure adequate public notices of and opportunities for public comment, as mandated by state law or local requirements, through open meetings, formal public hearings and notification of affected property owners.
 - 3. Provide a public information program through publication of a newsletter in conjunction with INCOG and through the issuance of press releases, as appropriate.

