

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1765
Wednesday, **October 18, 1989**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Kempe Randle	Gardner Setters	Linker, Legal Counsel
Coutant Doherty, Chairman Draughon, Secretary Paddock Parmele Woodard	Selph Wilson	Stump Wilmoth	

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 17, 1989 at 11:15 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:33 p.m.

MINUTES:

Approval of the Minutes of October 4, 1989, Meeting #1763:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-1** (Carnes, Coutant, Doherty, Draughon, Paddock, Woodard, "aye"; no "nays"; Parmele, "abstaining"; Kempe, Randle, Selph, Wilson, "absent") to **APPROVE** the **Minutes of October 4, 1989, Meeting #1763**.

REPORTS:

Report of Receipts & Deposits for the Month Ended September 30, 1989:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, Wilson, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended September 30, 1989**.

REPORTS - Cont

Chairman's Report:

- Chairman Doherty advised City Commissioner Gary Watts has requested an opportunity to appear before the TMAPC to explain the Authorities, Boards and Commission Task Force recommendation to allow the Mayor to appoint a designee to the TMAPC in his absence. As Commissioner Watts was unable to appear this week, Chairman Doherty stated he would be invited next week if available at that time.
- Chairman Doherty advised of a meeting of INCOG Staff members, himself and Mr. Paddock with the local newspaper editorial boards in regard to the preliminary draft of amendments to sign regulations in the Zoning Code.

Committee Reports:

Mr. Coutant advised the **Comprehensive Plan Committee** had met this date to review and discuss proposed Plan amendments for District 2 (Extension/Lincoln/Dunbar/Cherokee Sectors), and Districts 4 and 6 (per the Utica Medical Corridor Study recommendations).

Mr. Parmele announced the **Budget & Work Program Committee** would be meeting upon adjournment of the TMAPC meeting for the 1st Quarter FY 89-90 Progress Report of the Work Program.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Gilcrease Oaks (PUD 413A)(392) NE/c Keystone Expressway & Gilcrease Museum Rd
(CS, RM-1, RS-3)

This tract was briefly reviewed about two years ago for a plat waiver on Z-6103 which covered only the existing structure on the property, with the further stipulation that when the remainder of the tract developed, it would be platted. The waiver was approved 9/2/87. The current application basically changes the westerly part of the development as per plot plan. This was reviewed by TAC on 8/24/89 as a "PUD review" and no specific details were discussed or recommended at that time, leaving the requirements to be made at the time the property was submitted for plat approval.

The Staff presented the plat with the applicant represented by Jerry Ledford. Staff also presented a plat with the right-of-way dedicated as required on Gilcrease Museum Road (North 25th West Avenue), so this condition has been met.

Gilcrease Oaks - Cont

Staff noted that although this PUD had not been reviewed by City Commission as of 9/20/89, it was expected that approval would be obtained prior to the 10/4/89 TMAPC meeting. Notices were mailed accordingly. Should City Commission approval not be prior to the October 4th TMAPC meeting, then the plat will be continued for two weeks to October 18th.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY PLAT of Gilcrease Oaks, subject to the following conditions:

1. Show 30' radius at property line corners as per Subdivision Regulations.
2. The off-set between centerlines of Cameron Street is approximately 50' and requires a waiver of the Subdivision Regulations (125' minimum). The PUD was approved with this configuration. (TAC had no objection.)
3. Plat is drawn at a 1"=50' scale. Subdivision Regulations require 1"=100', but Staff has no objection to the scale as shown and recommends waiver of the regulations.
4. Show all building lines in accordance with the PUD. (Most are shown on plat but the actual minutes of the TMAPC approval were not available at the time of this review by Staff, 9/20/89. Show or correct as per minutes when available.)
5. Covenants: Page 2, 1st Paragraph. Add the sentence regarding no structures on the easement, etc... as per Staff sample. Remaining covenants shall meet the provisions of the PUD.
6. All conditions of PUD 413-A shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat.
7. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (See PSO and SWB for easements for existing lines.)
8. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
9. 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).
10. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
11. Paving and/or drainage plans shall be approved by Department of Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.

Gilcrease Oaks - Cont

12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer, including sidewalk on Gilcrease Museum Road to Easton Street, per the PUD conditions.
13. Access points shall be approved by the Traffic Engineer and shown on plat. (Show LNA along expressway also.) The limited access along Easton was a PUD condition.
14. It is recommended that the developer coordinate with Traffic Engineering 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.)
15. 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.
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: 7 members present

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Gilcrease Oaks**, subject to the conditions as recommended by the TAC and Staff.

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Eastland Baptist Church (994) 1835 South 129th East Avenue (RM-1, RS-3)

This plat is being filed to satisfy numerous zoning and Board of Adjustment actions that have taken place since 1968. The basic underlying zoning was approved with Z-3137 on 4/5/68, subject to filing of a plat. At that time a plat had to be filed of record before the City would publish the zoning ordinance. Two extensions of time to file a plat were made, and the property was eventually included in those applications working at the time the new zoning ordinance was adopted on 7/1/70. Therefore, no ordinance was ever published, but the zoning was valid and was shown on the new Comprehensive Zoning Map #39. The agent for the developer signed an agreement that the property would be platted prior to obtaining a building permit. Subsequently, a subdivision plat was processed and received final approval on 3/7/78, but the plat was never filed of record and expired. The current plat will cover any platting requirements on

Eastland Baptist Church - Cont

Z-3137, BOA-6380, and CDP #33. The church is already existing on this property and the filing of this plat will meet all the previous platting requirements and allow the building inspector to issue permits when the new plat is filed of record.

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

Applicants indicated that they would be requesting a preliminary and final approval next week, and a "draft final plat" was provided for the TAC members. The plat would be posted for preliminary approval, and a final approval if all the releases were received prior to the 10/18/89 Planning Commission meeting. Staff advised at this hearing the approval was only for the preliminary plat since all releases had not been received.

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

1. Show Book/Page reference for dedication on South 129th East Avenue. (Verify Book 3902, Page 1288). Provide any additional dedication by separate instrument.
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.
3. 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).
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. On-site detention by separate instrument. Water Shed Development Permit #3507 pending.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
6. Limits of Access or (LNA) as applicable shall be approved by City/Traffic Engineer. (Existing OK as shown.)
7. 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.
8. 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.

Eastland Baptist Church - Cont

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

TMAPC ACTION: 7 members present

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

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Pine Bridge (3004)

10100 Block of East Pine Street

(IL/FD)

This plat is being filed to combine an unplatted tract with a platted lot in Wolf Point Industrial Parkway West to create one tract and satisfy the plat requirement on the unplatted portion. It should be noted that additional right-of-way has not been shown on North 101st East Avenue. That street is not physically improved, the Pinevale 1st Plat was originally laid out as a residential plat and all this area is in the comprehensive plan for some sort of industrial use. North 101st East Avenue should be vacated, but it is not part of this plat so this is only mentioned for the record. Any building located on the new plat adjacent to the southwest portion of the plat would have to be setback 55' from the west property line until 101st is vacated, or the east half of this street dedicated and improved the full width.

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

The Department of Stormwater Management advised they would "abstain" on this plat at this time since they are still negotiating with the owners regarding certain easements previously recorded. They are included in the listed conditions, but additional standard requirements or recommendations may be made in negotiations on the existing easements.

The TAC voted 9-0-1 (Department of Stormwater Management abstaining) to recommend **approval** of the PRELIMINARY plat of Pine Bridge, subject to the following conditions:

1. Include any necessary language in covenants regarding the access easement and drainage channel, as recommended by Department of Stormwater Management.
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.

Pine Bridge - Cont

3. 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).
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. (See Department of Stormwater Management comment prior to motion.)
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
6. Limits of Access or (LNA) as applicable shall be approved by City/Traffic Engineer.
7. 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.
8. 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.
9. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Pine Bridge**, subject to the conditions as recommended by the TAC and Staff.

REQUEST FOR WAIVER (Section 260):

BOA-15268 (Unplatted)(2592) East side of South Elwood, North of 51st St. (IM)

This is a request to waive plat on a tract between Elwood Avenue and the Arkansas River to be used as a holding basin facility for the City of Tulsa Water and Sewer Department. The underlying IM zoning is not "subject to platting" and all the controls on the use of the tract have been established by the BOA. Those controls include landscaping, installation of a jogging trail, operation of the facility and a restriction that it be for a holding basin, not a treatment facility.

OTHER BUSINESS:

PUD 448: Detail Site Plan

NE/c of East 91st Street & South Memorial Drive

Staff Recommendation:

After review of the Detail Site Plan for Lot 1, Block 1 of Square 91 which contains a Wal-Mart store and strip shopping center, Staff finds the plans to be in compliance with the PUD development standards. Therefore, Staff recommends APPROVAL of the Detail Site Plan for both Phase I and II of the shopping center and the initial Wal-Mart store, as well as the future expansion area in Phase II. This recommendation does not include the location of ground signs, which will be reviewed as part of the Detail Sign Plan.

TMAPC ACTION: 7 members present

On MOTION of PARMELE, the TMAPC voted 6-0-1 (Carnes, Doherty, Draughon, Paddock, Parmele, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Kempe, Randle, Selph, Wilson, "absent") to APPROVE the Detail Site Plan for PUD 448 Norman (Robson), as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:46 p.m.

Date Approved

11/14/89


Chairman

ATTEST:



Secretary

