

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1792
Wednesday, **May 16, 1990**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Coutant	Carnes	Gardner	Linker, Legal
Doherty, Chairman	Paddock	Setters	Counsel
Draughon, Secretary	Parmelee	Stump	
Horner	Randle	Wilmoth	
Rice	Wilson		
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 17, 1990 at 11:49 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 1:36 p.m.

MINUTES:

Approval of the Minutes of May 2, 1990, Meeting #1790:

On **MOTION** of **WOODARD**, the TMAPC voted **5-0-1** (Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Carnes, Paddock, Parmelee, Randle, Wilson, "absent") to **APPROVE** the **Minutes of May 2, 1990, Meeting #1790.**

REPORTS:

Report of Receipts & Deposits for the Month Ended April 30, 1990:

On **MOTION** of **RICE**, the TMAPC voted **6-0-0** (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmelee, Randle, Wilson, "absent") to **APPROVE** the **Minutes of May 2, 1990, Meeting #1790.**

Director's Report:

Mr. Gardner briefed the Commission members on recent City/County actions relating to zoning matters.

SUBDIVISIONS:

PRELIMINARY PLAT:

Jr. League of Tulsa Hdqtrs (PUD 410)(2293) SE of E. 36th St. & S. Yale Ave.

This is the second and final phase of this PUD, adjacent to the LITTLE LIGHT HOUSE which was recently platted to the east. A minor amendment and site plan review is pending approval of the TMAPC on 5/9/90.

The Staff presented the plat with the applicant represented by Ted Sack.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Junior League of Tulsa Headquarters subject to the following conditions:

1. Covenants:
 - a) The face of the plat shows a "Reserve A - Detention Area", but the language in the covenants references a "Storm Sewer Easement" (Section 1.4). Face of plat and accompanying language should be consistent and agree.
 - b) Section 1.1, line 9: Check with Engineering and/or Water and Sewer regarding reference to "public streets".
 - c) Include references to "no structures on easements" in dedication paragraph.
2. All conditions of PUD 410-A 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.
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 should be tied to or related to property line and/or lot lines. (Provide 17.5' utility easement parallel to Yale except where retaining wall will reduce the width of easement.)
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).
5. Provide reference (Book - Page) for street dedication on South Yale Avenue.
6. Provide references (Book - Page) for drainage easements of record.
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. Limits of Access or (LNA) as applicable shall be approved by City/Traffic Engineer. Include applicable language in covenants.

Jr. League of Tulsa Hdqtrs - Cont

9. 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.)
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. 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:

In response to the issue of sidewalks, Mr. Wilmoth pointed out that this was not under a PUD and the tract was not located on a collector street. He added the property owner has provided the right-of-way along the arterial for any improvements, but they were not required to put in sidewalks. General discussion followed on sidewalk requirements for arterial and collector streets, and residential subdivisions.

TMAPC ACTION: 6 members present

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

REQUEST FOR WAIVER (Sections 213 & 805) AND LOT SPLIT FOR WAIVER:

Z-6054 & L-17308 (Unplatted)(1884) S/side of East 81st; west of Garnett (CO)

This is a multiple request which also includes a request to waive the plat requirement and site plan requirement and approval of a lot split creating two single-family residential lots. The purpose of these requests is to create two building sites for two houses that will be moved from the path of the Mingo Valley Expressway. All of these changes are within land owned by the applicant, so it is actually a relocation of existing houses within the tract to another site within the same ownership. Since this is a Corridor District and "subject to a plat", it is necessary to comply with the CO District requirement of a plat and

Z-6054 & L-17308 (Unplatted) - Cont

site plan review. However, due to the nature of the single-family use and the construction of the expressway, Staff has no objection to a waiver of plat and site plan review, subject to the following conditions, which also apply to L-17308:

1. The waiver applies ONLY to the two small tracts set out in lot split #17308. The remainder of the entire property included in Z-6054 shall remain "subject to a plat". Should these two tracts redevelop for a use other than single-family, they will be required to plat and meet all other Corridor (CO) requirements.
2. Provide right-of-way of 50' from centerline of 81st Street in accordance with the Major Street Plan unless right-of-way has already been obtained in connection with the expressway project. (This may apply to Tract 1.)
3. City-County Health Department approval is required for septic systems on these two tracts. In the event that more than 50' of right-of-way has already been obtained in front of Tract #1, the back lot line should be extended to provide a minimum of 22,500 square feet (net) in the lot created, or other such minimum square footage in accordance with the percolation test results. (City-County Health Department advised that the percolation test results may result in a much larger lot being required.)*
4. Approval of water source is required. (Applicant indicated that water is actually received from Broken Arrow by a previous agreement and/or arrangement. However, a City of Tulsa line is being extended that will serve the tracts.)
5. Access to each tract should be approved by Traffic Engineering in the permit process and be limited to one driveway for each tract.
6. Provide a general utility easement of 17.5' along the north boundary of the two tracts parallel to 81st Street. (For future use when Improvements are made to 81st Street.)
7. Grading and/or drainage plan review shall be subject to approval of the Department of Stormwater Management through the permit process, if required for the single-family use. (DSM had no objection as long as the use remains residential.)
8. A minimum lot frontage (width) of 150' is recommended for the smaller tract, consistent with the commercial zoning should the tract ever be developed nonresidential in the future.

The applicant was not represented but had been advised of time and location of meetings.

*Complete failure of percolation tests would result in the only option being to extend sanitary sewer, since lagoons in the City are prohibited by Ordinance.

The TAC voted unanimously to recommend **APPROVAL** of the Waiver of Plat and Site Plan review on Z-6054, and Lot Split #17308 subject to the conditions outlined by Staff, emphasizing that this recommendation applies **ONLY to the two small tracts.**

Comments & Discussion:

Mr. Wilmoth advised that, upon Staff's recommendation, the applicant (represented by Louis Levy) has agreed to increase the minimum size of Tract 1 to 250' x 250'. He then answered general questions regarding the conditions of approval as to right-of-way, percolation tests on the tract, etc. He emphasized condition #1 clarifies the waiver request applies only to the two small tracts outlined in the lot split. Mr. Gardner agreed the wording of this conditions should plainly state that, should other than the single-family use be intended in the future, then platting would be required, and meeting the CO standards would be required. The applicant also agreed to wording condition #1 to state these requirements for any future development.

TMAPC ACTION: 6 members present

On **MOTION** of **RICE**, the TMAPC voted **6-0-0** (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to **APPROVE the Waiver Request for Z-6054 and the Lot Split Waiver for L-17308**, subject to the conditions as recommended by the TAC and Staff.

ACCESS CHANGE ON RECORDED PLAT:

Young Center (182)

6500 South Peoria Avenue

(CS)

The purpose of the request is to relocate two platted access points on South Peoria to align with new property lines created by lot splits. No new access points will be created as this is only a relocation.

The Traffic Engineer and Staff recommend **APPROVAL** as requested.

TMAPC ACTION: 6 members present

On **MOTION** of **COUTANT**, the TMAPC voted **6-0-0** (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to **APPROVE the Access Change on Recorded Plat for Young Center**, as recommended by Staff.

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Fontana Addition (2693)

7675 East 51st Street

(CS)

The purpose of the request is to align existing access points with access points as documented. The original plat was amended 5/1/74 and an additional change, similar to the current change, was approved 2/20/80 but was not filed of record. The current request is similar to the original plat.

The Traffic Engineer and Staff recommend APPROVAL as requested.

TMAPC ACTION: 6 members present

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to APPROVE the Access Change on Recorded Plat for Fontana Addition, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17305 (174) 13231 East 131st Street

Staff advised this was included in the Prior Approval list on the May 2nd TMAPC agenda in error. The applicant failed percolation tests. Therefore, the May 2nd approval needs to be rescinded.

TMAPC ACTION: 6 members present

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to RESCIND the May 2, 1990 TMAPC Approval on L-17305, as recommended by Staff.

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L-17311 (2502) Gould

L-17302 (513) Rake (rec'd BOA approval)

L-17312 (2692) Tulsa Tube Bending

L-16508-A (874) Bowman

TMAPC ACTION: 6 members present

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to RATIFY the Above Listed Lot Splits which have received Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 432-B-2: Minor Amendment & Detail Sign Plan (Dev. Areas A, B & C)
SE/c of East 12th Street & South Utica Avenue

Staff Recommendation:

The applicant is requesting a minor amendment to allow two large directional signs which are greater than the three square feet of display surface area exempt from regulation in the PUD District. One sign is to be at the northeast corner of Utica Avenue and 12th Street (sign D-1), and the other (sign D-2) would be on the south side of 12th Street at its intersection with Utica Place. Signs D-1 and D-2 are proposed to be 17'6" and 14'3" tall, respectively, and are of a style and size similar to the other directional signs on the Hillcrest Medical Center Campus. Because of the campus format of this medical center, Staff can support larger directional signs, and as these signs are of the same type as others in the complex, Staff can support the proposal. Therefore, Staff recommends **APPROVAL** of signs D-1 and D-2 as directional signs with a maximum height and width of 17'6" X 6'8" and 14'3" X 7'6", respectively.

The Detail Sign Plan submitted by the applicant contains 20 directional signs small enough not to be regulated by the PUD, the two directional signs involved in the minor amendment, and two pedestal identification signs. All the signs are of a similar style. The identification signs meet the development standards of the PUD in height and display surface area. Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan for Development Areas A, B and C of PUD 432-B contingent upon approval of the accompanying minor amendment.

TMAPC ACTION: 6 members present

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Coutant, Doherty, Draughon, Horner, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Paddock, Parmele, Randle, Wilson, "absent") to **APPROVE the Minor Amendment & Detail Sign Plan for PUD 432-B-2**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:59 p.m.

Date Approved 6/6/90

James F. DeLuca
Chairman

ATTEST:

ACZING Secretary

