

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1807
Wednesday, September 19, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Neely Rice	Gardner Matthews Peters Russell Stump Wilmoth	Linker, Legal Counsel
Coutant Doherty, Secretary Draughon, 2nd Vice Chairman Horner Midget, Mayor's Designee Parmele, Chairman Wilson Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 18, 1990 at 11:15 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 1:35 p.m.

Minutes:

Discussion and Comments:

Mr. Midget advised that in the September 5, 1990 minutes he was recorded as voting "aye" to the motion passing staff's recommendations regarding the Expressway Right-of-Way Study on to the City Council. He stated that he abstained from that motion and asked that the minutes of September 5, 1990 reflect that.

Approval of the minutes of the meeting of September 5, 1990, Meeting No. 1805:

On MOTION of WOODARD, the TMAPC voted 6-0-2 (Carnes, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; Draughon, Wilson, "abstaining"; Coutant, Neely, Rice, absent) to **APPROVE** the minutes of the meeting of September 5, 1990 Meeting No. 1805 as amended.

REPORTS:

Report of Receipts and Deposits:

Staff presented the Report of Receipts and Deposits for the month ending August 31, 1990 and advised that the report was in order.

TMAPC ACTION, 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Carnes, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Neely, Rice absent) to **APPROVE** the Report of Receipts and Deposits for the month ending August 31, 1990.

Committee Reports:

The Chairman advised that there would be a joint session of the Comprehensive Plan Committee and the Rules and Regulations Committee during the work session immediately following the TMAPC meeting.

PUBLIC HEARING

TO CONSIDER THE PROPOSED AMENDMENTS TO THE
MAJOR STREET AND HIGHWAY PLAN AS IT RELATES TO
DOWNGRADING A PORTION OF 21st STREET AND YALE AVENUE
FROM PRIMARY TO SECONDARY ARTERIALS

Discussion and Comments:

Mr. Doherty advised that a letter from Mr. Steve Schuller, Co-Chair of District 6, had been received in support of the amendments in light of the existing conditions and expected development.

In response to a question by Ms. Wilson, Mr. Gardner explained that this study was initiated by a study TMAPC conducted covering all the areas north of 51st Street and east of the Arkansas River where the Plan called for greater right-of-way than actually existed.

TMAPC ACTION, 8 members present:

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Carnes, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Neely, Rice, "absent") to **APPROVE** the Amendments to the Major Street and Highway Plan Map as recommended by Staff, which is as follows:

Show 21st Street be reclassified as a primary arterial to a secondary arterial from the Gilcrease Expressway on the west to Memorial on the east, and that Yale Avenue be reclassified from a primary arterial to a secondary arterial from I-244 on the north to the Broken Arrow Expressway on the south.

PUBLIC HEARING

TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE PLAN MAP & TEXT FOR THE TULSA METROPOLITAN AREA IN PLANNING DISTRICTS 2, 3, 5, 6, 10, AND 25 AS RELATED TO SURPLUS SCHOOL SITES STUDY, PART II

Comments & Discussion:

In response to questions raised by Mr. Midget, Ms. Matthews advised that the study had been conducted at the request of the TMAPC and it has been on the work program in various stages for the past two years. She also commented that reports had been furnished to the affected planning districts Chairs and Co-Chairs, Homeowner's Associations, Neighborhood Associations where identified, as well as Eastside and Northside Coordinating Committees and Tulsa Public Schools.

Staff recommended approval.

TMAPC ACTION, 9 members present:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to APPROVE the Amendments to the Comprehensive Plan Map & Text for the Tulsa Metropolitan Area in Planning Districts 2, 3, 5, 6, 10, and 25 as related to Surplus School Sites Study, Part II as recommended by Staff.

SUBDIVISIONS

PRELIMINARY PLAT

Signal Hill (PUD 458)

E. 84th St. and S. Yale Ave.

(RS-3)

This plat was reviewed as a "PUD Review" and a "Sketch Plat" by TAC on 9/28/89 and a number of recommendations were made at that time. Note that the name has been changed from "Signal Ridge" to "Signal Hill". A copy of the TAC review of that date was provided with Staff comments in the margin.

The Staff presented the plat with the applicant represented by Bud Lewis.

Signal Hill

cont.

TAC voted unanimously to recommend the APPROVAL of the preliminary plat of Signal Hill, subject to the following conditions:

1. Building setback along Yale. No building line was shown on the plat, but the PUD requires 95' from centerline. Recommend that the building line be shown as follows:
Lot 1, Block 1: "20' utility easement and building line";
Lot 5, "25' building line" up to northwest corner where easement will be greater;
Lot 6, "17-1/2' utility easement and building line";
Lot 1, Block 3, "25' building line"

If shown in this manner, it will comply or exceed the PUD requirements.

2. Covenants & Deed of Dedication:
Page 2, Section 1A: Add the following to this paragraph:
"No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights-of-way as shown."

Also add:

"THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENT IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE."

Page 5, Section 1E: There is no reference on the face of the plat for "Storm Water Detention Easement" or "Drainageway Easement." Make sure that face of plat and covenants agree. (If the Reserve A is for this purpose, identify consistent with covenants.)

Page 10, Section C: Add to heading: "...Height and Parking"

Add: 6. Building height shall not exceed a maximum of 35'

Add: 7. Parking. A minimum of 2 off-street parking spaces shall be provided for each lot.

Section C2: Add: "Garages that access a side street shall be set back a minimum of 20 feet. All houses shall face the most restrictive building line."

Signal Hill

cont.

3. For the record, it should be noted that many building lines shown on the plat exceed the minimums specified by the PUD. These more restrictive building lines are volunteered by applicant and not a requirement for approval.
4. There may be a case pending to vacate the section line right-of-way of 24.75' along South Yale where the actual paving and traveled road leave the section line. This does not affect this part of the plat since all of the lots affected will be in the Phase II development. (See 7c below) (Only covers Reserve B in Phase I)
5. Right-of-way width on South Yale exceeds the 60' from centerline minimum required by the Street Plan. (Minimum 70' is shown, with additional widths in some locations.) This is a result of coordinating with Engineering for the improvement of South Yale Avenue. Right-of-way as shown shall meet the approval of City Engineer.
6. The main entry street intersection with South Yale shall meet the approval of the Traffic and City Engineers, particularly regarding the sight distances and grades. Traffic Engineering advises that paving should meet Yale at 90° even if the right-of-way doesn't. City Engineering advised that the intersection is already constructed to their satisfaction.
7. On face of plat show:
 - a. Traffic Engineering recommends that Brookwood lots backing to Yale be shown for reference;
 - b. Identify adjacent land as "unplatted" or by subdivision name;
 - c. Shown existing statutory easement along the section line extension of South Yale. This may have been vacated by previous action. If so, show Book/Page reference. Check Book 2450, Page 4001 also see #4 above.
8. All conditions of PUD 458 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 1100-1107 of the Zoning Code, in the covenants. (Show PUD number of face of plat.)
9. 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. (Previous review indicates that PSO and Southwestern Bell advised that the Pedestrial Access should not be combined with a utility easement. This still applies. Also show drainage easement between Lots 11 and 12, Block 1 as per Department of Stormwater Management. The overland drainage easement and utility easement should not overlap.

Signal Hill

cont.

10. 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.
11. 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).
12. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
13. 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 Council.
14. A request for a Privately Finance Public Improvement (PFPI) shall be submitted to the City Engineer.
15. All curve data, including corner radii, shall be shown on final plat as applicable.
16. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City Traffic Engineer. Include applicable language in covenant. (LNA on Yale)
17. 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.)
18. 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.
19. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
20. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
21. 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.

Signal Hill

cont.

22. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth mentioned that item #3 showed 30' building lines although the PUD requires only 25'. The applicant is volunteering more restrictive building lines. Item #4 regarding the statutory right-of-way shows that only one small corner of the plat actually touches the statutory right-of-way and it is designated for utilities and open space and is not part of any lot. Item #6, regarding the grades and entry at Yale, has been completed and satisfies City Engineering. The remaining conditions are fairly standard and Staff recommends approval.

In response to a question by Mr. Coutant regarding how well defined the ambition towards residential collectors running east/west and north/south, Mr. Wilmoth explained this plat was all north of the half section line, therefore it would not be affected by collector streets.

Ms. Wilson questioned whether South Canton would be closed or open and whether there would be any crash gates. Mr. Wilmoth confirmed that the TAC recommended this street remain open due to the fact that this is a second point of access for another subdivision as well as this one. The PUD also requires that Canton remain open.

Mr. Gardner stated that there had been negotiations between the developer and the City Engineer regarding what would occur when Yale Avenue would need to be straightened and lowered and that this had been worked out to the satisfaction of the City Engineer. Mr. Wilmoth confirmed that this plat showed 70' or more from the centerline for right-of-way (Major Street Plan only calls for 60').

TMAPC ACTION, 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to APPROVE the Preliminary Plat for Signal Hill, subject to the conditions as recommended by the TAC and Staff.

FINAL APPROVAL AND RELEASE:

Chelsea Pond, Block 4 (PUD 426)(2883) E. 103rd & S. Yale Ave. (RS-3)

Comments & Discussion:

Mr. Wilmoth noted that this has been processed as Francis Hills, Block 4, but there had been a name change to Chelsea Pond. He stated that all releases have been acquired and Staff recommended approval.

Chelsea Pond, Block 4 (PUD 426)(2883) cont.

TMAPC ACTION, 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to APPROVE the Final Plat for Chelsea Pond and release same as having met all conditions of approval.

Pine Bridge (3004)

10100 Block E. Pine St.

(IL/FD)

Comments and Discussion:

Mr. Wilmoth confirmed that all releases had been received and were in order. Staff recommended approval.

TMAPC ACTION, 9 members present:

On MOTION of WOODARD, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to APPROVE the Final Plat for Pine Bridge and release same as having met all conditions of approval.

EXTENSION OF APPROVAL:

Gilcrease Oaks (PUD 413A)(392)

NE/c Keystone Expressway & (CS, RM-1, RS-3)
Gilcrease Museum Road

This is a first request for extension. Staff recommends a one year extension.

TMAPC ACTION, 9 members present:

On MOTION of DOHERTY, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to APPROVE the Extension of one year for Gilcrease Oaks as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17355 (1694)

13020 & 13051 E. 28th Pl.

Mr. Wilmoth stated that all items were in order.

TMAPC ACTION, 9 members present:

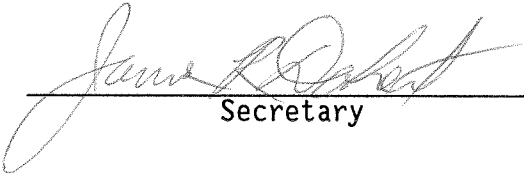
On MOTION of CARNES, the TMAPC voted 9-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Neely, Rice, "absent") to RATIFY the Above listed Lot Split which has received Prior Approval, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:50 p.m.

Date Approved: Oct 10, 1990


Chairman

ATTEST:


Secretary

