

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1823  
Wednesday, February 6, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Doherty, Secretary	Carnes	Gardner	Linker, Legal
Draughon, 2nd Vice	Coutant	Russell	Counsel
Horner	Harris	Stump	
Midget, Mayor's Designee	Wilson	Wilmoth	
Neely			
Parmeale, Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 5, 1991 at 10:46 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:**

Mr. Stump advised the Planning Commission that on the Hillcrest PUD 432C the second motion was to allow by minor amendment office use in Area "E". Upon checking with Mr. Doherty the intent of this motion was to allow office parking use only in Area "E". Also, in Area "F", last minute changes had been made in the landscape buffering, and a 7' landscape buffer strip was agreed upon. The earlier proposed landscape buffer was a 20' x 20' area. It was discovered that there was another item that mentioned access to Area "F" and it required that access to be "20' south of the northern boundary." The intention was to make it 7' from the northern boundary. Therefore, the minutes should reflect this.

**Approval of the corrections to the minutes of December 19, 1991, Meeting No. 1819:**

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions" Carnes, Coutant, Harris, Wilson, "absent") to APPROVE the corrections to the minutes of the meeting of December 19, 1991 Meeting No. 1819 to include changing the entrance onto Wheeling from Area "F" from 20' to 7' from the northern boundary and to insert the words "office parking use" in place of "office use" for the use allowed by minor amendment in Area "E".

**REPORTS:**

**Chairman's Report:**

Chairman Parmele advised that a letter had been received from Eugene Colleoni regarding downzoning adult business uses. Chairman Parmele referred the item to the Rules and Regulations Committee.

Committee Reports:

Mr. Doherty commented that the Rules and Regulations Committee would meet following the TMAPC meeting to discuss satellite and similar antenna and to further discuss the code enforcement study.

**Comprehensive Plan Committee** - Chairman Parmele advised that a hearing would be set for March 6, 1991, to discuss amending the District 8 Plan. He stated that the Commission had asked staff to notify all property owners within 300' feet of the proposed area. It was agreed upon that the following wording would be used in notifying the public: "Change the designation of all properties fronting on South 33rd West Avenue between West 51st Street South and West 61st Street South from Low Intensity - Residential to Medium Intensity - No Specific Land Use (which may permit apartment, office, commercial or light industrial uses)."

**Budget and Work Program Committee** - Chairman Parmele advised that staff had provided a quarterly report. He referred the report to the Committee and asked they review it and report back to the full Commission as needed.

**SUBDIVISIONS:**

Woodland Glen Five (PUD-268)(2483)

East 93rd Street South and South 95th East Place South (RM-1)

This plat has a sketch plat approval (10-9-90) subject to a number of conditions listed in the TAC minutes. A minor amendment is also being processed to change the PUD conditions to allow single-family development. That hearing is also scheduled for February 6, 1991 along with this plat, and notices were mailed accordingly. Since there may be some surplus land to the southeast of this tract after construction of the Mingo Valley/Creek Expressway the dedication has been extended all the way to the present property line. If that parcel becomes available for development, access is provided. A copy of the TAC minutes of 10-9-90 was provided for information, with Staff comments in the margin.

The Staff presented the plat with the applicant represented by Clayton Morris.

The Highway Department has advised they will not construct any sound barriers next to the expressway so if any are provided, it will be by the developer. If the land directly south of Woodland Glen Five is acquired for development and not needed for right-of-way, then this will not apply to this particular plat, but will apply to future construction next to the expressway. (This is not a condition for approval of plat unless covered by a PUD requirement.)

Traffic Engineering noted that the radius on the temporary cul-de-sac is 45' instead of 50'. A waiver of the 50' requirement (Subdivision Regulations 4.2.7) was not recommended. In discussion, it was suggested that the street be extended to dead-end at the right-of-way line with a temporary easement provided for standard paving in a cul-de-sac. The owner would be consulted concerning what action, if any, needed to be taken.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend approval of the PRELIMINARY plat of Woodland Glen Five, subject to the following conditions:

1. All conditions of PUD 268 as amended shall be met prior to release of final plat. (Final plat serves as detail site plan for the PUD.) Include any applicable provisions in the covenants or on the face of the plat applicable to the PUD including PUD approval dates and amendments thereto. (Make sure PUD conditions agree with amendments.)
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required, as per discussion with utilities, easement width along the south should be 17-1/2' if "exterior" or 11' if "interior".
3. Street intersections with the collector (93rd) shall meet the approval of Traffic and City Engineering. (Separation shown is less than 125' with a proposed street. No objection from Traffic Engineering as shown on sketch plat. Waiver of Subdivision Regulations (Section 4.2.5b).
4. Show all building lines as approved in the amended PUD. Show "Limits of No Access" along the expressway except at the end of street where dedicated unless otherwise directed by Traffic Engineering.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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). Include language relative to structures and easements.
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 Council. (Sidewalks required on collector streets.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. The key or location map shall be complete. (Up-date with new subdivisions.)

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.

**PUD 268-12: Minor Amendment to convert multi-family to single-family detached for Development Area "E", reallocate the dwelling units within Development Area "C" and allow single-family dwellings as a permitted use in Development Area "C"**

PUD 268 is approximately 111 acres in size and has been approved for various types of residential uses. It is located south of the southwest corner of East 91st Street and South Mingo. The applicant is requesting approval of a new Development Area "E" which will be 3.8 acres in size and containing a maximum of 19 single-family detached dwelling units on 52' wide lots. The underlying zoning of the subject tract is RS-3 and RM-1. A statistical summary of PUD 268-12 is as follows:

<u>Area</u>	<u>Use</u>	<u>Acres</u>	<u>No. of Units</u>
A	Single-family (60' lots)	83.407	350
B	Single-family (48' lots)	2.136	11 No. of 93rd
		4.835	25 So. of 93rd
C	Multi-family/Condominium	4.877	135 No. of E. 93rd
	Option	3.623	100 So. of E. 93rd
	Single-family Option	4.877	30 No. of E. 93rd
		3.623	25 So. of E. 93rd
D	Single-family (48' lots)	8.982	45
E	Single-family (52' lots)	<u>3.833</u>	<u>20</u>
		111.693	686 UNITS (Multi-family Option)
			506 UNITS (Single-family Option)

The applicant is also requesting that Development Area C be approved for single-family dwellings as well as the multifamily uses presently permitted. Staff is only supportive of this proposal with the development of Area C being either exclusively multi-family or exclusively single-family with no mixing of the two uses permitted.

Staff is supportive of the requested minor amendment and recommends APPROVAL of PUD 268-12 as follows:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standard's for Areas "A", "B" and "D" remain unchanged with a maximum of 350 dwelling units for Area "A", 36 dwelling units for Area "B", and 45 dwelling units for Area "D".

3. Development Standards:

- Development Area "C" (Multi-family Option) -

Land Area: 4.877 acres north of East 93rd  
3.623 acres south of East 93rd

Permitted Uses: Townhouses, patio homes or garden  
apartments and customary accessory uses  
(clubhouse, pool, etc.).

Maximum Number of Dwelling Units: 135 north of East 93rd  
100 south of East 93rd

Maximum Building Height: 35'

Minimum Livability Space: RM-1 standards

Minimum Landscaped Open Space: RM-1 standards

Minimum Yards:  
East Property Line: 35'  
North Property Line: 20'  
East 93rd Street: 25'  
South Property Line: 20'  
West Property Line: Land use buffer is required as approved by  
the TMAPC and City Council.

Minimum Off-street Parking: As required by the Zoning Code

- Development Area "C" (Single-family Option) -

Land Area: 4.877 acres north of East 93rd  
3.623 acres south of East 93rd

Permitted Uses: Single-family detached residences  
and customary accessory uses.

Maximum Number of Dwelling Units: 30 north of East 93rd  
25 south of East 93rd

Minimum Lot Width: 48'

Minimum Lot Area: 5,250 SF

Maximum Building Height: 35'

Minimum Livability Space  
per dwelling unit: 2,800 SF

Minimum Yards:  
Front Yard Abutting a Street: 15'\*  
Side Yard Abutting a Street: 15'\*  
Other Side Yard: 5'  
Rear Yard: 20'  
Yard Abutting South Mingo: 35'

Minimum Off-street  
Parking: As required by the Zoning Code

\*20' setback for garages facing street

- Development Area "E" -

Land Area: 3.8311 acres

Permitted Uses: Single-family detached residences  
and customary accessory uses

Maximum Number of  
Dwelling Units: 20

Minimum Lot Width: 52'

Minimum Lot Area: 5,460 SF

Maximum Building Height: 35'

Minimum Livability  
Space per Dwelling  
unit: 2,800 SF

Minimum Yards:  
Front Yard Abutting a Street: 15'\*  
Side Yard Abutting a Street: 15'\*  
Other Side Yard: 5'  
Rear Yard: 20'

Minimum Off-street  
Parking: As required by the Zoning Code

\*20' setback for garages facing street

4. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

5. That approval of the final plat shall satisfy the PUD requirement for Detail Site Plan approval by the TMAPC, in single-family dwelling areas.
6. That a homeowner's association be created to maintain all common areas in single-family dwelling areas.
7. No Zoning Clearance Permit shall be issued in multi-family areas within the PUD until a Detail Site Plan for the multi-family area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Discussion & Comments

Mr. Wilmoth commented that the preliminary plat does fit the provisions of the amendment to the PUD which was also being considered.

Applicant's Comments

**Mr. Jack Cox** 7935 East 57th Street  
Mr. Cox advised that he was in agreement with the staff recommendation.

Interested Parties:

**John Pratt** 9341 South 94th East Avenue  
Mr. Pratt inquired of the Planning Commission what the RM-1 zoning meant. He confirmed that it was for residential use only, no strip shopping centers or commercial use.

TMAPC ACTION, 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted 7-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Wilson, "absent") to **APPROVE** the Preliminary Plat of Woodland Glen Five and the Minor Amendment to PUD 268-12 subject to the conditions as recommended by staff.

EXTENSION OF APPROVAL:

Autumn Village (PUD 405-4) (2383) South side of East 91st Street & AG  
South 72nd East Avenue

Staff Recommendation:

Mr. Wilmoth stated that this was the first request for extension. Staff recommended approval of a one year extension.

TMAPC ACTION, 7 members present:

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Wilson, "absent") to EXTEND the Approval of Autumn Village (PUD 405-4) for one year as recommended by staff.

**LOT SPLITS FOR DISCUSSION:**

L-17384 (1392) 2161 South Owasso Place

Staff Recommendation:

In the opinion of staff this lot split meets the subdivision and zoning requirements and is considered for a discussion because of the irregular shape of the lots. All abutting owners are a party to this split.

Since the agenda mailing, staff prepared a larger scale drawing explaining the details of this split. The owner of the lot shown as "Remainder" on the drawing will convey the small triangle at the southwest corner to his neighbor, the owner of "Tract A" on L-1696-. It will be tied to that tract by a "Tie Contract" or agreement that would prevent its sale or transfer separately. The "panhandle" on Tract B shown on the map will REMAIN PART OF TRACT B because of utility lines and requirements of the Water & Sewer Division of Public Works Department. The owner of Tract A has an easement to use the "panhandle" and with the addition of the triangle being conveyed will increase his yard space. Both the "panhandle" and triangle being conveyed are un-buildable lots and can only be used for yard or open space.

For the record, the question of right-of-way dedication on South Peoria was thoroughly discussed on the previous lot split #16960 on December 16, 1987 and as a result the TMAPC waived the Subdivision Regulations requiring conformance with the Street Plan and did not require additional right-of-way. No new building sites are being created and the present application does not affect anything on Peoria.

Staff had no objection to this lot split and recommended APPROVAL as proposed by the applicant, specifically making this split subject to the following:

- a. The triangle being split will be tied to Tract A of L-16960 by tie contract or agreement to be filed of record.
- b. Provide evidence (copy of easement or agreement) to staff showing that owner of Tract A may use the panhandle as part of his yard.

Applicant's Comments:

Elise Brennen, attorney for applicant 1000 Atlas Life Building  
Ms. Brennen stated that the applicant was in agreement with the staff recommendations. She also advised that she spoke with Keith Nichols of the City of Tulsa Water and Sewer Department and he had confirmed to her that he had problems with the plan that would convey the panhandle. The



plan as submitted today does not convey the panhandle and the utilities are not affected in any way.

TMAPC ACTION, 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted 7-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Wilson, "absent") to **APPROVE** the above listed lot split subject to the conditions outlined by staff.

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-17381 (1582)	Maragson	South 89th Street and Union
L-17382 (2283)	Devasher	5205 East 100th Place
L-17383 (2292)	Merrill	1031 East 35th Place
L-17385 (3691)	Cummings	5858 South 81st West Avenue

Staff Recommendation:

Staff advised that all items were in order and recommended approval.

TMAPC ACTION, 7 members present:

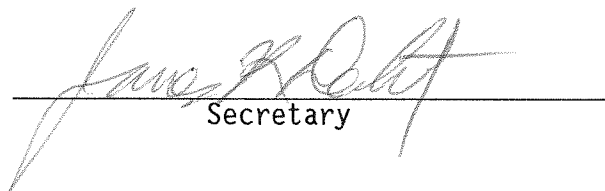
On **MOTION** of **WOODARD**, the TMAPC voted 7-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Wilson, "absent") to **RATIFY** the above listed lot splits as having received prior approval.

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

Date Approved: 2/20/91

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

