

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1839
Wednesday, June 5, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Harris	Gardner	Linker, Legal
Carnes	Neely	Russell	Counsel
Doherty, 1st Vice Chairman	Parmele	Stump	
Draughon,	Midget	Wilmoth	
Horner			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, June 4, 1991 at 11:37 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice Chairman Doherty called the meeting to order at 1:37 p.m.

Minutes:

Ms. Wilson asked that the following changes be made to the minutes to be approved. In the May 15, 1991 minutes, page 7, the motion to approve the sketch plat for Prairie Homes Estates should read: "...as recommended by staff except that the streets are required to public streets and not private streets." In the May 22, 1991 minutes, page 9, a 7th condition should be added to read: "Interested parties of record who signed up to speak at the public hearing will be notified of any future meetings before TMAPC."

Approval of the minutes of May 15, 1991, Meeting No. 1837:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to **APPROVE** the minutes of the meeting of May 15, 1991 Meeting No. 1837 as amended.

Approval of the minutes of May 22, 1991, Meeting No. 1838:

On **MOTION** of **CARNES**, the TMAPC voted **5-0-2** (Ballard, Carnes, Doherty, Horner, Wilson, "aye"; no "nays"; Draughon, Woodard "abstaining"; Harris, Midget, Neely, Parmele "absent") to **APPROVE** the minutes of the meeting of May 22, 1991 Meeting No. 1838 as amended.

REPORTS:

Chairman's Report:

A letter from Charles Hardt has been received requesting that TMAPC hold a public hearing to consider adoption of the City of Tulsa Flood and Stormwater Management Plan. The Chairman asked staff to call for public hearing on June 26, 1991.

It was reported that Millie Ballard has been appointed to the Rules and Regulations Committee.

Mr. Doherty commented that the proposed amendments to the Zoning Code as relates to home occupations were presented to the City Council on June 4, 1991. He commented that it meet with some "question and opposition" and has been continued until June 18, 1991. All of the zoning items on the Council agenda were approved as recommended by staff.

Committee Reports:

The **Comprehensive Plan Committee** will be meeting June 12, 1991 at 11:30, INCOG Conference Room.

The **Rules and Regulations Committee** will meet following the TMAPC meeting to discuss prioritization of work, screening of salvage/junk yards, and the regulation of dance halls.

There was no report from the **Budget and Work Program Committee**.

Director's Report:

Staff requested TMAPC call for a public hearing regarding amendments to the City of Tulsa Zoning Code as it relates to the parking and/or storage of boats and recreational vehicles in residential districts. It was the general consensus of the Planning Commission that a public hearing not be set until the Rules and Regulations Committee had the opportunity to review the proposal and make a recommendation.

SUBDIVISIONS:

SKETCH PLAT APPROVAL:

Canyon Creek Estates East 87th Place and South Yale AG to RS

Staff Recommendation:

Mr. Doherty advised that the applicant had requested a two week continuance. The request was timely and there being no interested parties present Ms. Wilson moved approval of a two week continuance.

TMAPC ACTION; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to **CONTINUE** the Sketch Plat Approval for Canyon Creek Estates until June 19, 1991 at 1:30 p.m., City Council Room, Tulsa Civic Center.

* * * * *

Preliminary Plat Approval:

South Springs (PUD 405-5)

E. 91st Street and S. 73rd East Avenue

(CO, AG)

(CO, AG)

An application to amend PUD 405-5 has been received and scheduled for 5/15/91. Notices for the preliminary plat have also been mailed for the TMAPC meeting 5/15/91. If the PUD amendment is not approved on that date, the plat will be continued until the amendment is scheduled for further review.

At the suggestion of the Staff and TAC this plat has been revised to reflect their recommendations. The area to the south is provided with two collector stub streets that will be expected to loop through the area. (No plan has been received on the tract to the south, so we can only advise that the connections will be required when that plat is submitted.) Since this area is isolated by the turnpike, drainage way and commercial on the east, and proposed drainage facilities on the west, this current plat (South Springs) is providing its own collectors and circulation. Although the Street Plan shows an east/west connection, the PUD does NOT require this and the wetlands area purchased by the State to the west will probably prohibit any future connecting streets.* To comply with the PUD conditions, a waiver of the Subdivision Regulations requiring conformance with the Street Plan is necessary.

*It is the Staff's understanding that the State only purchased up to the south line of the unimproved 93rd street, leaving in doubt what will develop. As long as the collector is on the Plan and dedicated, this poses a problem as whether to tie in to it or not. If a connection is ever required, then Lot 27, Block 1 may need redesigning. As noted in the previous PUD hearings and approvals, the City Commission did not want a direct connection east/west, but the Street Plan was not amended to reflect same. There also are plans for storm water facilities west of this plat that extend north of the unimproved collector street which would eliminate that street altogether.

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

Traffic Engineering had no particular problem with the layout except requested an "offset" in S. 73rd E. Avenue at the far south end of the street near 92nd. This places the "offset" on this plat rather than in the future plat to the south.** The tract to the south, when platted, would be required to loop the two collector streets and make the connections needed to serve that area.

**This requirement was withdrawn by memos from Traffic Engineering dated 5-15-91 and 6-4-91.

On MOTION of HEMPHILL, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of *South Springs*, subject to the following conditions:

1. All conditions of PUD 405-5 as amended shall be met prior to release of final plat.
2. Care should be taken to protect the existing pipelines and other utilities in place on their own easements within this subdivision. Release letters will be required from the pipeline owners as a condition of final plat approval.
3. Care should be taken to allow sufficient building area on those lots that contain existing pipeline and other easements, including the PSO transmission line easement.
4. Street names shall be approved by the Department of Public Works (Engineering).
5. 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.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
7. 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 owners(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat. Show dedication as per plat of Southern Lakes but indicate "unimproved".
13. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Department of Public Works

(Traffic/Engineering). Include applicable language in covenants.

14. It is recommended that the developer coordinate with Department of Public Works (Traffic) 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. All lots, streets, building lines, easements, etc., shall be completely dimensioned. Show number of lots and acreage on face of plat.
17. The key or location map shall be complete. Correct to show "Creek Turnpike"
18. 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.
19. Include language in covenants relative to prohibition of structures within easements.
20. Revise intersection at 92nd and S. 73rd E. Avenue to provide an offset in the collector within this plat. (NOT required, as per Traffic Engineering memo dated 5-15-91).
21. Provide 45' radius paving and additional 5' easement at cul-de-sac on 92nd Streets.
22. Plat is drawn at a 1"=60' scale in order to show many of the details on the pipeline easements, etc. Staff sees no objection to a waiver of the Subdivision Regulations to permit a 1"=60' scale instead of 1"=100'. (TAC recommends waiver.)
23. 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.
24. All (other) Subdivision Regulations shall be met prior to release of final plat.

PUD 405-5: Minor Amendment to permit detached single-family use in development areas permitting multifamily use. Located west of the southwest corner of South Memorial drive and East 91st Street South.

Staff Recommendation:

PUD 405 is a 171 acre multi use PUD that is located at the southwest corner of East 91st Street South and South Memorial Drive. Development Area 5 of the PUD permits a maximum of 344 dwelling units and Development Area 7 permits 141. Development Area 7 originally allowed a total of 203 dwelling units, but was reduced to 141 dwelling units by minor amendment PUD 405-4, which also permitted a nursing home on a portion of the development area.

The applicant is requesting a minor amendment to convert Development Area 5 and the balance of Development Area 7 from 485 multifamily dwelling units to 81 detached single-family dwelling units.

After review of the applicant's submitted text and proposed plat, staff is supportive of the request and therefore, recommend **APPROVAL**, subject to the following development standards:

Permitted Uses:	Single-family dwellings and related customary accessory uses.
Maximum Number of DU's:	81
Maximum Building Height:	35'
Minimum Building Setbacks:	
front yard	20'
side yards	5'
side yard abutting street	15' (provided that garages which access said street shall be set back a minimum of 20')
rear yard	20'
Minimum Lot Area:	6,900 SF
Minimum Livability Space:	4,000 SF
Minimum Average Lot Width:	60'
Minimum Off-Street Parking:	2 spaces per dwelling

Comments & Discussion:

Mr. Stump advised that the applicant has submitted a second subdivision plat which shows a straighter collector street system for the north-south collector and a reduction to one lot fronting on the collector street. TMAPC was concerned previously regarding the number of lots that faced the collector street. Staff and Traffic Engineering prefers the original proposal with the curves in the collector system. Although fewer lots face the collector, the straight path to 91st would encourage high speed traffic.

Staff's opinion is that the trade-off is not worth the higher speed traffic.

Applicant's Comments:

Mr. Charles Norman, attorney, was present representing the applicant. Mr. Gardner stated that a letter has been received from the Traffic Engineer stating that they cannot support the revised subdivision plat (with the straightened collector).

Mr. Norman advised that the multi-family area to be served by the collector would be approximately 27.7 acres. There are only 48-50 total acres served by the collector street.

Ms. Wilson commented that normally multi-family is adjacent to the arterial street and single family is behind that away from the arterial. Since it was going in reverse there was concern regarding those lots facing the collector street. She felt this was a "connector" street rather than a "collector" street.

After some discussion, Ms. Wilson moved approval of the Preliminary Plat as first submitted (TAC 5-7-91) by the applicant and approval of Minor Amendment PUD 405-5 as recommended by staff.

Mr. Linker, legal counsel, advised that this application is clearly a change of use and should have been considered as a Major Amendment.

TMAPC ACTION; 7 members present:

On MOTION of WILSON, the TMAPC voted 6-0-1 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; Draughon "abstaining"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Preliminary Plat as first submitted for South Springs and the Minor Amendment to PUD 405-5 to convert multi-family use to single family use subject to the conditions as recommended by staff.

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71 Trenton (PUD 388) (683) (PD18) (CD8)
NW/c 71st Street and South Trenton Avenue (CS, OM, OL)

This tract was previously reviewed by TAC and recommended for preliminary plat approval as "Chartwell Place". (4/28/88) The developer and/or prospective owner did not pursue that project to a conclusion and the plat was never approved by the Planning Commission, nor was the site plan that was submitted along with that plat. The current application is basically the same layout except that the owners of the two south lots (1 & 2) will be Taco Bell and Braum's. It is expected that any amendments necessary to the PUD will be processed along with this plat as well as site plan review on Lots 1 & 2. A Board of Adjustment application is also

required to permit the two lots on 71st Street with less than 150' of frontage in the CS District.

The Staff presented the plat with the applicant represented by Jerry Emanuel.

On MOTION of BELANGER, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of 71 Trenton subject to the following conditions:

1. Lots 1 & 2 require Board of Adjustment approval for the frontages as shown. The plat shall not be reviewed by TMAPC until the BOA has made an approval of the frontages. (BOA case #15690 approved 4-9-91)(City Council approved PUD amendment on 5-7-91).
2. On face of plat show:
 - a) Dedication of right-of-way along a 30' radius at the corner of Lot 2.
 - b) Book/Page references for dedications on 71st Street and on Trenton made prior to platting. Show right-of-way width on west side of Trenton.
 - c) Identify "Collegiate Square" and show the 30' of right-of-way dedicated with that plat.
3. Covenants:
 - a) Section I, top of page 2: add after the word "aforesaid" (line 7)...

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
 - b) Section I, 1.3, page 3. Is this paragraph necessary? Should be covered in main dedication on page 2.
 - c) Section II, page 3: After ..."existed on ..." add or change to read: ... "3/6/85 which Planned Unit Development No. 388 was approved by the TMAPC on 3/6/85 and by the Tulsa City Commission on 3/26/85." (If an amendment is required with this plat, further add ..."and subsequent amendment to the PUD as approved by TMAPC on - -)
 - d) Section II, 2.2; add the standards to be used on this PUD as per TMAPC approvals.
4. All conditions of PUD 388 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.

5. 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. Show 17-1/2' utility easement along west line of Lot 4, and along 71st Street. Show 10' utility easement along Trenton and utility easements by separate instrument next to Lot 4 on south. Show the Mutual Access Easement also as a utility easement.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Fire Hydrants are required within 400' of any buildings.
7. 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 owners(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa. (As per letter 3-9-90 Page to Sack.)
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
11. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Department of Public Works (Traffic Division). Include applicable language in covenants.
12. 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.
13. 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.

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

Staff Recommendation:

Mr. Wilmoth advised that the PUD amendment and BOA variance has been approved and staff recommended approval.

TMAPC ACTION; 7 members present:

On MOTION of WILSON, the TMAPC voted 6-0-1 (Ballard, Carnes, Doherty, Horner, Wilson, Woodard, "aye"; no "nays"; Draughon "abstaining"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Preliminary Plat for 71 Trenton subject to the conditions as recommended by staff.

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Sam's Center (PUD 468)(183)(PD18)(CD8)

Northwest corner of E. 71st Street & S. Mingo Road (CS, RM-1)

Staff Recommendation:

This plat has a sketch plat approval by TAC on 4/9/91. A copy of the minutes and conditions applicable were provided with Staff comments in the margin.

The PUD has not been transmitted to nor approved by City Council. This plat will be withheld from transmittal to the Planning Commission until PUD has been approved by City Council. (It was estimated this process would be complete prior to the end of May so the plat would be scheduled for preliminary approval 6-5-91.)

The Staff presented the plat with the applicant represented by Lynn Burrows and Roy Johnsen.

There was considerable discussion regarding the access points. Traffic (D.P.W.) recommended NO minor access points on Lots 2, 3, & 4; 1 minor access point each for Lots 5 & 6; Lot 7 access was acceptable as shown. Mutual access easements would be needed on the "panhandles" of Lot 1 between the other 6 lots.

Mr. Johnsen requested the minutes only reflect that approval of specific access points would be deferred pending approval of Traffic Engineering.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **approval** for the PRELIMINARY plat of Sam's Center, subject to the following conditions:

1. All conditions of PUD 468 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.

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. Show easement for water line as 20'.
3. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
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 owners(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
8. Access points shall be approved by Department of Public Works (Traffic) and shown on plat. (Recommended at this meeting: No minor access points on Lots 2, 3 & 4, 1 minor access each on Lots 5 & 6; Lot 7 access acceptable as shown. Provide mutual access easements as needed on the "panhandles" of Lot 1 between the other lots.*
9. 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.
10. The key or location map shall be complete.
11. The minutes of the 4/24/91 TMAPC meeting were not available at the time of this review, so Section II of the covenants have not been thoroughly reviewed. Staff does note that some changes and/or corrections need to be made.
12. Section I of the covenants needs to be revised and corrected, there are numerous errors or changes needed, so this should also be rewritten.
13. 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.

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

*Plat has been amended as recommended by Traffic Engineering: No access to Mingo on Lots 2, 3, and 4. Two minor access points each 1/3 distance between on Lots 5 and 6. One minor access on Lot 7 centered. Provide "mutual access" easements across the "panhandles" to Lot 1.

Staff Recommendation:

Mr. Wilmoth commented that there will be no access directly to Mingo Road from Lots 2, 3, and 4. Three access points are provided for the larger lot. The plat as submitted shows the access points as approved by Traffic Engineering.

TMAPC ACTION; 7 members present:

On MOTION of CARNES, the TMAPC voted 6-0-1 (Ballard, Carnes, Doherty, Horner, Wilson, Woodard, "aye"; no "nays"; Draughon "abstaining"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Preliminary Plat for Sam's Center subject to the conditions as recommended by staff.

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FINAL APPROVAL AND RELEASE:

Wellington South (PUD 468) E. 87th St. and S. Harvard Ave RS-2

Staff Recommendation:

Mr. Wilmoth advised that all releases had been received and recommended approval. He further advised that the plat met the PUD requirements as approved by the City Council on February 26, 1991.

TMAPC ACTION; 7 members present:

On MOTION of WILSON, the TMAPC voted 7-0-0 (Ballard, Carnes, Draughon, Doherty, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Final Plat for Wellington South and RELEASE same as having met all conditions of approval.

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8800 Quebec Extended (1683) E. 87th St. and S. Pittsburg Ave. RS-3

Staff Recommendation:

Mr. Wilmoth advised that all letters of release had been received. He commented that although Lots 5 and 6, Block 2 look small, they are well over 7,000 SF and meet the RS-3 zoning requirements. He also noted for the record that sidewalks are required on both sides of collector streets (86th and Pittsburg).

TMAPC ACTION; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Final Plat for 8800 Quebec Extended and RELEASE same as having met all conditions of approval.

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Cedar Ridge Park Second (PUD 369) (2483)
E. 97th St. and S. Mingo Rd.

RS-3

Staff Recommendation:

It was noted that all releases have been received and staff recommended approval. For the record, Mr. Wilmoth advised that there is a collector street and sidewalks are required. A minor amendment was granted on the building setback lines and this plat does reflect those amendments.

TMAPC ACTION; 7 members present:

On MOTION of WILSON, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to APPROVE the Final Plat for Cedar Ridge Park Second and RELEASE same as having met all conditions of approval.

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EXTENSION OF APPROVAL:

University Center at Tulsa (3602)(192) (RM-1, RM-2, OM, CH, IL, IM)
North Greenwood and East Haskell Street

Staff Recommendation:

Mr. Wilmoth advised that the applicant was still working on title problems and the City has requested another year extension.

TMAPC ACTION; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Midget, Neely, Parmele "absent") to APPROVE a one year EXTENSION of APPROVAL for the University Center at Tulsa as recommended by staff.

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WAIVER REQUEST; SECTION 260:

CZ-188 Opportunity Heights (3392) (PD 18)
4324-26 W. 55th St. S.

(RS to IL pending)

This is a request to waive plat on three 50' lots, being Lots 11, 12 and 13 of Block 4, in the above named subdivision. The lots will be for storage in connection with the adjacent OK Fireworks facility across the street. Since the lots are already platted and waivers have been approved on other similar lots in the area, Staff recommended approval, subject to the following:

- (a) Grading and/or drainage plan approval by County Engineering through the permit process.
- (b) Approval of the City/County Health Department for the intended use.
- (c) Fire Department recommends that hydrants be located no more than 400' from buildings. (May be on existing lines, or on a water line extension if required.)

The applicant was not represented.

Health Department noted that since sewer may not be available or extended to these lots, that an approval would be conditioned upon no use on the lots that would require sewage disposal, or a water tap.

On MOTION of KOCH, the Technical Advisory Committee voted unanimously to recommend **approval** of the waiver of plat on CZ-188, subject to the conditions outlined by TAC and Staff.

TMAPC ACTION; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to **APPROVE** the Waiver Request for CZ-188 Opportunity Heights as recommended by TAC and staff.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17404 Daniels	(2824)	136th St. N. & 141st E. Ave
L-17413 Lilly Trust	(3203)	2731 E. Latimer St.
L-17415 TDA	(3602)	Liberty L. 21-24, B.2
L-17416 Smith/Walter	(1893)	2172 E. 27th St.
L-17417 Liberty	(1392)	26th Pl. S. & S. Boston Ave.
L-17418 Warren/Johnsen	(1793)	2435 E. 28th St.
L-17420 Bishop	(2692)	4724 & 4720 S. Santa Fe

Staff Recommendation:

Mr. Doherty advised that L-17408 Hicks which was to be heard by the Board of Adjustment for variances was continued due to the death of the applicant. The estate may wish to continue the application but Mr. Doherty suggested that it should be struck from the ratification of prior approval. It was noted that all other lot splits were in order and staff recommended approval.

TMAPC ACTION; 7 members present:

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to RATIFY the above listed Lot Splits which have received prior approval.

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PUD 179-C-9: Minor Amendment to increase sign height in Development Area "C" (Venture Store) Located west of the southwest corner of South 85th East Avenue and East 71st Street

PUD 179-C Detail Landscape Plan for Development Area C (Venture Store) Located at the northwest corner of South 85th East Avenue


Staff Recommendation:

Mr. Stump advised that the applicant has requested a one week continuance on PUD-179-C Detail Landscape Plan. It was suggested by Mr. Carnes that since there were no interested parties present, both Minor Amendment PUD 179-C-9 and the Detail Landscape Plan be continued for one week.

TMAPC ACTION; 7 members present:


On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Horner, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Midget, Neely, Parmele "absent") to CONTINUE the Minor Amendment to PUD 179-C-9 Venture and the Detail Landscape Plan for PUD 179-C until Wednesday, June 12, 1991, 1:30 p.m., City Council Room, Tulsa Civic Center.

There being no further business, the Chairman declared the meeting adjourned at 2:26 p.m.

Date Approved: 6-19-91


Chairman

ATTEST:



Secretary