

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1851
Wednesday, September 4, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Doherty, 1st Vice Chairman	Carnes Ballard	Frank Gardner	Linker, Legal Counsel
Draughon	Harris	Hester	
Horner		Stump	
Midget, Mayor's Designee		Wilmoth	
Neely, 2nd Vice Chairman			
Parmeale, Chairman			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, September 3, 1991 at 11:50 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 1:40 p.m.

Minutes:

Approval of the minutes of August 21, 1991, Meeting No. 1849:

On **MOTION** of **DOHERTY**, the TMAPC voted **3-0-5** (Doherty, Midget, Wilson, "aye"; no "nays"; Draughon, Horner, Neely, Parmele, Woodard "abstaining"; Ballard, Carnes, Harris "absent") to **APPROVE** the minutes of the meeting of August 21, 1991 Meeting No. 1849.

Chairman's Report

Chairman Parmele reported that the attorney for the developers of Southern Pointe Third had requested no action be taken today on Item 13 - Request by Planning Commissioners to change their vote on approval of Sketch Plat of Southern Pointe Third given by TMAPC on August 21, 1991 of Southern Pointe Third given by TMAPC on August 21, 1991. The applicant has indicated he is considering withdrawal of this approved Sketch Plat and starting the process again. Mr. Parmele asked that this item be stricken from the agenda and placed back on in two weeks if there are no objections.

Discussion ensued concerning the necessity of reinstating the item on the agenda in two weeks. Concerns of maintaining the integrity of the process were expressed.

Mr. Parmele pointed out if the applicant withdraws his Sketch Plat no action is necessary. He also stated that the original 8-0-0 vote was incorrect due to confusion at the time of the vote.

Ms. Wilson stated she had no objection to a motion to strike this item from today's agenda, but does object to placing it on a future agenda because she felt it would result in a continuance.

Mr. Parmele stated no motion is necessary if there is no objection to striking this item from today's agenda.

Mr. Draughon expressed his objection to striking the item and voiced his opinion that it should be voted on today.

Mr. Midget made a motion not to strike this item from the agenda and to vote on the item.

TMAPC Action; 8 Members present:

On MOTION of MIDGET, the TMAPC voted 3-2-3 (Doherty, Midget, Wilson, "aye"; Parmele, Woodard, "nay"; Draughon, Horner, Neely "abstaining"; Ballard, Carnes, Harris "absent") to NOT STRIKE Item 13 from the agenda.

Motion carried.

Rules and Regulations

Mr. Doherty suggested transmitting a letter to City Council, informing them of the status of the sign code and the findings of Mr. Frank's research on the deadlines for removal of nonconforming outdoor advertising. He also suggested that TMAPC recommend that the Council proceed with the sign code changes already transmitted.

It was unanimously decided the Chairman would transmit a letter to the City Council informing them that beginning January 1, 1995, there are provisions in the zoning code which will effect outdoor advertising; that there is adequate time should the Council direct TMAPC to reopen or should the Committee find it necessary in the work program of next year to reexamine this area; and that the Committee will proceed, if so directed, or if the majority of the Commission wishes to do this. However, those items contained in the study, which took three years to complete and were forwarded to the Council last January, should be considered a separate and distinct item and voted on on their own merits at the Council's earliest convenience.

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SUBDIVISIONS

PRELIMINARY PLAT

9700 Memorial, Lots 2-4, Block 1 (PUD 411)(2483) (PD-26)(CD-8)
9700 Block South Memorial Drive (CO)

Staff Recommendation

This is the second phase of an overall concept plan approved in connection with this PUD and a Corridor Site Plan Review. The Plat contains the basic PUD covenants and restrictions applicable to this development area (Area #3 of the PUD). Before a building permit can be issued, a detailed site plan approval is required by the TMAPC. This plat contains a provision for this requirement.

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

On MOTION of KOCH, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of 9700 Memorial, Lots 2-4, Block 1, subject to the following conditions:

1. On face of plat show:
 - (a) PUD 411 near title
 - (b) Indicate dashed line for south boundary line and show "D/D, Book 4963, Page 2012" for E. 98th Street,
 - (c) Dimension the MA/UE easements,
 - (d) Up-date the location map,
 - (e) Show "LNA" along the Expressway right-of-way
2. Covenants:

Section 2.1.1: 4th line; omit phrase "as the same existed on 1/15/86" (Per City Legal)

Section 2.1.12: 4th line; add: "... and 32 sq. ft. of display space."
3. All conditions of PUD 411 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat.
4. 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.
5. 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. (Service lines OK. Need fire protection lines.)

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 owners(s) of the lot(s).
7. 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.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division). (If required)
10. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Change widths to 40'. Align the north drive with the drive on the west side of Memorial. Median opening on Memorial south bound to be part of this project.
11. It is recommended that the developer coordinate with the 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.)
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.

TMAPC Action; 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to APPROVE the Preliminary Plat for 19700 South Memorial, Lots 2-4, Block 1 (PUD-411) (2483) subject to conditions as recommended by TAC and staff.

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Walnut Creek V Extended (1783) (PD-18) (CD-8)
E. 85th Place and S. Harvard Avenue

(RS-2 pending)

Staff Recommendation:

This is a small "infill" plat that abuts Walnut Creek V and Wellington South which was recently filed of record. East 85th Place was dedicated with Walnut Creek V. The zoning application (Z-6328) is scheduled for TMAPC 7/31/91, so this plat will be scheduled for TMAPC review after the zoning has been approved by the City Council. Staff has no objection to a preliminary and final approval, provided release letters are received prior to the TMAPC review. (A "Draft Final" should be circulated for releases.)

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

On MOTION of HEMPHILL, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of *Walnut Creek V Extended*, subject to the following conditions:

1. 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.
2. 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).
3. 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.
4. 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. Fee in-lieu-of detention to be allowed.
5. It is recommended that the developer coordinate with the 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.)
6. 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.
7. The Zoning Application Z-6328 shall be approved before final plat is released. Plat shall conform to the applicable zoning approved.

8. Identify southeast corner NE/4, Section 17.
9. 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.
10. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC Action; 8 members present:

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to APPROVE Preliminary Plat and Final for Walnut Creek V Ext. (1783).

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Final Approval and Release

Bradford Place (1583) (D-18) (CD-8)
 E. 91st Street and South Darlington (RS-3)

Staff Recommendation:

All releases have been received. Final approval and release is recommended.

TMAPC Action; 8 members present:

On MOTION of DRAUGHON, the TMAPC voted 8-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to APPROVE the Final Plat for Bradford Place RELEASE same as having met all conditions of approval.

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Carman Ministries (PUD-386) (1383) (PD-18 (CD-8)
 8835 South Memorial Dr. (RM-1, AG)

Staff Recommendation:

All releases have been received. Final approval and release is recommended.

TMAPC Action; 8 members present:

On MOTION of DRAUGHON, the TMAPC voted 8-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to APPROVE the Final Plat for Carman Ministries RELEASE same as having met all conditions of approval.

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Extension of Approval: (First Request, Recommend 1 Year Extension)

Bizjet Addition (2203) (PD-16) (CD-3)
3400 Block North Sheridan Road (IL)

Staff Recommendation:

Staff recommends a one year extension, indicating most of the release letters have been received.

TMAPC Action; 8 members present:

On MOTION of WOODARD, the TMAPC voted 8-0-0 (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to APPROVE a one year extension on Bizjet Addition.

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Lot-Split for Discussion: (Continued from 8-21-91)

L-17442 Jenkins (2093) (PD-6) (CD-9)
SE/c E. 33rd Street and South Delaware Avenue (Withdrawn 8-22-91)
(RS-1)

There being no objections this item was stricken from the agenda.

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Other Business:

PUD 159-14 Gladden (PD-18) (CD-9)
3226 W. 69th Court South
Minor Amendment to required rear yard on Lot 6, Block 1, West Highlands III

A single-family dwelling which was built over ten years ago was found to have a corner of the house infringing 6' into the 35' required rear yard. The proposed minor amendment is to reduce the required rear yard from 35' to 29' to clear title on the property.

Staff recommends **APPROVAL** of minor amendment PUD 159-14 per the plat of survey with no encroachments into the 35' rear yard allowed other than the existing one.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Harris "absent") to **APPROVE**, per staff conditions, Minor Amendment to required rear yard on Lot 6, Block 1, West Highlands III, 3226 W. 69th Court South.

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Request by Planning Commissioners to change their vote on approval of Sketch Plat of Southern Pointe Third given by TMAPC on August 21, 1991.


Discussion ensued on the procedure of permitting a Planning Commissioner to change his vote.

Chairman Parmele made the motion that he be allowed to change his vote.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-2** (Doherty, Draughon, Horner, Midget, Parmele, Woodard "aye"; no "nays"; Neely, Wilson "abstaining"; Ballard, Carnes, Harris "absent") to **APPROVE** allowing Chairman Parmele to change his vote of August 21, 1991 from an aye vote to nay on the Sketch Plat of Southern Pointe Third Addition. The minutes from August 21, 1991 will reflect the change to 7-1-0.

There being no further business, the Chairman declared the meeting adjourned at 2:07 p.m.

Date Approved: 9-25-91


Chairman

ATTEST:



Secretary