

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1966
Wednesday, March 2, 1994, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Carnes, 2nd Vice
Chairman
Doherty, Secretary
Harris
Horner
Midget, Mayor's
Designee
Neely, 1st Vice
Chairman
Pace
Wilson

Members Absent

Ballard
Broussard
Parmele

Staff Present

Gardner
Hester
Jones
Matthews
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 1, 1994 at 1:28 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Neely called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of February 16, 1994 Meeting No. 1964:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Doherty, Harris, Horner, Neely, Pace "aye"; no "nays"; Wilson "abstaining"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of February 16, 1994 Meeting No. 1964.

REPORTS:

Committee Reports:

Budget and Work Program Committee

Ms. Wilson announced that the Budget and Work Program Committee will meet March 9, 11:30 a.m. to consider a request made by Jack Baker to update the District 16 Comprehensive Plan.

Rules and Regulations Committee

Mr. Doherty announced that the Rules and Regulations Committee will meet March 9, 11:30 a.m. He reported that the City Council passed an ordinance requiring that the agenda and minutes of all Boards and Commissions be filed with the City/County Library. In an effort to conserve paper and postage, Mr. Doherty suggested that Staff transmit only the draft minutes to the Planning Commission unless a Commissioner specifically requests a copy of the final distribution. There were no objections to this suggestion and Mr. Neely so instructed Staff.

In an effort to expedite the meeting, Mr. Neely moved items 6 and 8 to the end of the agenda.

COMPREHENSIVE PLAN PUBLIC HEARING:

**Public Hearing
To amend the University of Tulsa Master Plan
A part of the Comprehensive Plan for the Tulsa Metropolitan Area.**

Dane Matthews presented the proposed amendments to the University of Tulsa Master Plan dealing with land use, circulation, open space parking, etc. She disclosed that the Comprehensive Plan Committee has been briefed on the proposed amendments which are as follows:

AMENDMENTS

March 2, 1994

**THE UNIVERSITY OF TULSA MASTER PLAN
a part of the
District 4 Plan Map and Text
Exhibit A**

PLAN MAP AMENDMENT: By adding thereto The University of Tulsa Master Plan, Land Use and Buildings (Exhibit B), Pedestrian System and Open Space (Exhibit C) and Vehicular System and Parking (Exhibit D), attached and made a part hereof.

PLAN TEXT AMENDMENTS:

Change to read as follows.

3.5 Acquisition Policies

The private property proposed for acquisition by the University of Tulsa is located within the University of Tulsa Special District Planned Acquisition Area, as depicted in Exhibit B. Policies for property acquisition by the University are listed below.

- 3.5.1 All of the private property located within the University of Tulsa Special District-Planned Acquisition Area should be acquired within three years of this amendment of the Master Plan.
- 3.5.2 NO CHANGE
- 3.5.3 While the Planned Acquisition Area depicted in the amended District 4 Plan (approved December 14, 1987) remains unchanged, the University would develop student housing on the Kendall School and Reed Park sites if they become available for purchase. This use is in accordance with the Kendall-Whittier Neighborhood Master Plan.

DELETE EXISTING 3.5.3.1 THROUGH 3.5.3.4

ADD: 3.5.4 Continued implementation of the University of Tulsa Campus Master Plan will be facilitated by its inclusion in the TDA Redevelopment Area of the Kendall-Whittier Redevelopment Plan.

Change to read as follows.

4.1 Land Use and Buildings

The University of Tulsa Master Plan includes the area depicted in Exhibit B and encompasses the University of Tulsa Special District-Planned Acquisition Area set forth in the Tulsa Metropolitan Area Comprehensive Plan, District 4. The plan is designed to meet the needs of the University with an enrollment of 6,000 full-time equivalent students and an overall residency ratio of 38% of full-time equivalent students. The University of Tulsa Master Plan, Land Use and Circulation Plan depict the full development of The University of Tulsa Special District-Planned Acquisition Area according to the following land use categories (Exhibit B).

- 4.1.1 Academic: All academic organizational units and learning resources are included in this core area.
- 4.1.2 Student support: Development within this area is restricted to general use facilities which include administration, exhibit, assembly, dining, merchandising, health and religious support.
- 4.1.3 University support: This area serves as an interface between the campus and community. It provides for interdisciplinary and project research. Development is largely restricted to special uses which include the Alumni Center, University School, Child Development Center, clinics, power plant and neighborhood convenience facilities.
- 4.1.4 Housing: Both dormitories and apartment living are included in this area.
- 4.1.5 Recreation and athletics: Provision for recreational sports, physical education and intercollegiate athletic programs is made in this area.
- 4.1.6 Parking is an accessory use to each primary land use category described above.
- 4.1.7 Five new buildings are proposed: School of Music, expansions of the College of Engineering and Applied Sciences and the College of Law, Recreational Sports and Convocation Center and the School for the Gifted (University School).

DELETE EXISTING 4.1.8 - 4.1.11

Change to read as follows.

4.2 Pedestrian Systems and Open Space

In order to reinforce and strengthen the campus image, special attention is given to open space and the manner of its linkage (Exhibit C).

4.2.1 A hierarchical pedestrian system, clearly perceived and safe, is essential.

4.2.2 Defined open space, or outdoor rooms, provide scale and a sense of place.

4.2.3 Facilities for recreation and athletic use are an important component of balanced student life.

4.3 Vehicular System and Parking

Simplification of the internal loop which serves peripheral parking and the elimination of major pedestrian-vehicular conflict can be implemented by the following street modifications (Exhibit D).

4.3.1 The loop is provided by a continuance or opening of the following:

4th Place from Delaware Avenue to Gary Place

Gary Place from 4th Place to 8th Street

8th Street from Gary Place to Delaware Avenue

Delaware Avenue to 4th Place

4.3.2 Access is provided to the campus by the following:

Evanston Avenue from 11th Street to 7th Street (cul-de-sac)

College Avenue from 11th Street to 7th Street (cul-de-sac)

Florence Avenue from 11th Street to 7th Street (cul-de-sac)

8th Street from Harvard to Gary Place

7th Street from Harvard to Gary Place

5th Place from Harvard to Gary Place

4th Place from Harvard to Gary Place

Florence Avenue from 4th Place to 5th Street

College Avenue from 4th Place to 5th Street

Evanston Avenue from 4th Place to 5th Street

4.3.3 Specific street closings are as follows:

Gary Avenue from 11th Street to 7th Street

Gary Place from 11th Street to 8th Street

7th Street from Gary Avenue to Gary Place

5th Place from Florence Avenue to 250 feet eastward

Florence Avenue from 5th Place to 5th Street

Gary Avenue from 5th Place to 4th Street

4th Street from Evanston Avenue to Delaware Avenue

4th Place from Delaware Avenue to Columbia Avenue

5th Street from Delaware Avenue to Columbia Avenue

5th Place from Delaware Avenue to Columbia Avenue.

4.3.4 The current campus automobile storage capacity is 2,882, excluding off-street parking at University-owned apartments and the Child Development Center, as well as generally distributed curbside parking.

4.3.5 Reorganization of these spaces is indicated on the Vehicular System and Parking Plan (Exhibit D).

A net increase of 507 spaces is provided, largely at the northeast and west perimeters. Approximately 3,400 non-residential parking spaces are indicated in the proposed Land Use Plan, 2,300 of which are within 1500 feet (a six-minute walking distance) of the Recreational Sports and Convocation Center.

4.3.6 The University will identify and utilize off-site parking locations and shuttle service during peak usage periods of the Convocation Center and sports facilities.

RENUMBER EXISTING 4.3 AND FOLLOWING TO 4.4 AND FOLLOWING.

Renumber existing 4.4 to 4.5 and change to read as follows.

4.5 Public Utilities

Deliberate consideration was given to the location of existing utilities and the potential location of future utilities in the preparation of the Land Use Plan (Exhibit B) and Vehicular Systems Plan (Exhibit D). Review of the public infrastructure indicates that, except for the streets, the systems are adequate to handle the planned University facilities and uses, although some realignment or alterations may be necessary. Specific system replacements should meet the

standards and requirements of the appropriate city department. Campus-wide water distribution, sanitary sewerage and storm drainage plans for maintenance and replacement should be developed to meet the long term needs of the University.

Interested Parties

Charles Norman, Chairman
University of Tulsa, Board of Trustees

2900 Mid-Continent Tower 74103

Bob Jones

1916 East 47th Street 74105

Land Planning and Architectural Consultant

Mr. Norman gave a history of the University of Tulsa (T.U.) planning for the physical development and expansion of the University community. He explained that the Kendall School campus and the Reed Park site would become available, subject to final approval by the City and School Board, for acquisition by T.U. Mr. Norman revealed that the proposed amendments are to add these two areas on the west side of Delaware between 10th and 7th Streets to the Master Plan and add 7.2 acres to the campus. He conveyed other purposes of the amendments to the plan are to change circulation within the campus and to establish an internal loop road which would permit circulation within and around the campus core without the necessity of access onto and from Harvard or 11th Street. Mr. Norman declared that adoption of this plan does not approve specific projects, and that individual projects must be submitted to the Board of Adjustment (BOA). He explained that no street can be closed within the campus area itself until T.U. acquires all land on both sides of the street for a full block. Mr. Norman submitted two amendments for consideration not included in the proposed amendments.

4.3.3 Specific street closings are as follows:

Add

Gary Place between 8th and 11th Streets

and

4.1.7 *Five* new buildings are proposed: School of Music, expansions of the College of Engineering and Applied Sciences and the *College of Law*, Recreational Sports and Convocation Center and the School for the Gifted (University School).

With the above-listed changes, Mr. Norman informed that the Board of Trustees have reviewed the amendments and ask that the TMAPC approve the amendments to the District 4 text.

Mr. Norman revealed that he has met with area residents to present the proposals.

Mr. Norman answered questions from the Planning Commission regarding traffic circulation and parking.

Interested Parties

Paul Thomas

216 South Florence

President, Kendall-Whittier Neighborhood Association

Mr. Thomas was concerned over sufficient parking and sufficient study of traffic patterns which will be created by the proposed facilities. Of special concern was when events take place at the Convocation Center that available parking will be severely lacking. He explained that presently when an event takes place at Skelly Stadium, the residential area to the south is where the overflow parks. Mr. Thomas suggested that verbiage be included that if sufficient parking is not provided on campus, signage be provided in the residential area to

prohibit event-day parking on both sides of the street and utilizing off-site parking locations for shuttling individuals to the campus. He expressed concern that during events, Harvard and Delaware Avenues will be inadequate to handle the traffic. Mr. Thomas questioned whether sufficient study has been done to predict the problems which will be encountered. He urged that language be included to accommodate for a study and projection to impart this information.

Mr. Doherty shared concerns of parking spilling over into the residential area. In regard to prohibiting event-day parking, he questioned how this could be enforced.

Ms. Pace informed that there are presently signs posted prohibiting event-day parking on one side of the streets in the area. She disclosed that such signage has eliminated some of problems with overflow parking.

John Barnett

2725 East 4th Place 74104

Mr. Barnett implored that consistency and empathy be applied in the Planning Commission's decision. He suggested that T.U. be incorporated into the residential development of the neighborhood and see that the vacant properties owned by T.U. be turned into tax-producing owner-occupied residences that will create a school population of children for the new elementary school. Mr. Barnett informed that if street closings are allowed for T.U., that same consideration should be given to all other private schools. He quoted from T.U. economist Andrew Dugger cautioning encouragement of large institutions because of the negative impact on the economy when they fail. Mr. Barnett distributed copies of a T.U. publication indicating that T.U. instructors' salaries have been cut, thereby contributing to the downturn to a fragile economy. He declared that historically T.U. buildings and campuses are poorly maintained and engineered. Mr. Barnett cited an example of a building on the T.U. campus which was demolished because of poor maintenance, faulty engineering and construction. He noted that many of T.U.'s educational programs have been discontinued because of poor planning and proven lack of foresight. Mr. Barnett declared that T.U. needs to upgrade existing structures before it is allowed to expand. He also expressed concern over lack of required parking. He cited an example of a T.U. football game which drew 4,300 spectators, far exceeding the amount of available parking and causing considerable problems, even with signs prohibiting parking along one side of residential streets.

Gracie Cary

1147 South Evanston 74104

Ms. Cary disclosed that her neighborhood is the most impacted and troubled when T.U. has a special event, experiencing traffic jams, parking in yards and that area schools are used for parking. She requested that T.U. be forced to provide sufficient on-campus parking to accommodate special events and to provide sufficient traffic circulation through their campus so as not to impact the area residential neighborhoods.

There were no other interested parties present wanting to address the Planning Commission.

Applicant's Rebuttal

Mr. Norman reminded area residents that individual building projects must be approved by the Board of Adjustment.

Ms. Pace expressed the need for more parking and indicated she does not believe the infrastructure is adequate to handle traffic at peak times. She would like verbiage included indicating the necessity of widening and providing turn lanes on Harvard Avenue to its efficiency. Ms. Pace suggested encouraging cooperation among larger businesses to make their parking available during special events.

Mr. Norman informed that he intends to request that the City upgrade the priority of the Harvard project, since the T.U. plan contemplates major exposure of the campus on the Harvard side, as well as the Delaware side.

It was the consensus of the Planning Commission to reword 4.5 to, "Review of the public infrastructure indicated that, *other than streets*, systems are adequate to handle the planned University facilities and uses, although some realignment or alterations may be necessary," and add "*4.5.1 Higher priority should be given to the planned improvements to the arterial and collector street system adjacent to and serving the University.*"

Mr. Norman expressed support of these revisions.

Ms. Wilson questioned whether a park-and-ride concept has been explored during certain special events.

Mr. Norman informed that the number of sell-out crowds has been limited to only two within the past five years, noting that he would present this idea to the Athletic Department.

TMAPC Review

Mr. Doherty expressed concern that the parking spaces provided on the northern and northwestern perimeter of the campus are so far from the activity centers that there will be encouragement to park in the residential areas, and every effort must be made to minimize this.

Ms. Pace suggested including 4.3.6 *The University will identify and utilize off-site parking locations and shuttle service during peak usage periods of the Convocation Center and sports facilities.*

Mr. Norman expressed agreement with that suggestion. He pointed out that many of the individuals who will attend events at the Convocation Center will be students residing on the campus.

Commissioner Harris expounded on successful steps taken at the Tulsa County Fairgrounds to alleviate traffic problems during the fair. He suggested that should a shuttle park-and-ride system be developed, that it be coordinated with the Fair Grounds.

There was lengthy discussion over identifying and encouraging usage of off-site parking and shuttle service for peak usage during events at Skelly Stadium and the convocation center.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** Amendments To The University Of Tulsa Master Plan Map and Text as presented and further amended as follows:

4.1.7 *Five new buildings are proposed: School of Music, expansions of the College of Engineering and Applied Sciences and the College of Law, Recreational Sports and Convocation Center and the School for the Gifted (University School).*

4.3.3 Specific street closings are as follows:

Gary Place from 11th Street to 8th Street

4.3.6 *The university will identify and utilize off-site parking locations and shuttle service during peak usage periods of the convocation center and sports facilities.*

4.5 "Review of the public infrastructure indicated that, *other than streets*, systems are adequate to handle the planned University facilities and uses, although some realignment or alterations may be necessary,"

4.5.1 *Higher priority should be given to the planned improvements to the arterial and collector street system adjacent to and serving the University.*

* * * * *

SUBDIVISIONS:

PRELIMINARY PLAT:

Colefax Hill (1583) (PD-18) (CD-8)

West of the northwest corner of East 91st Street South and South Sheridan Road.

The following is taken from TMAPC minutes of November 17, 1993.

Jones presented the plat with Jerry Ledford, Jr. in attendance at the TAC meeting.

Miller asked if an underground meeting would be held on this subdivision and Ledford answered that there would be.

French recommended that bold numbers be used for the block identification for blocks 1 and 3.

Hill recommended that "south" be added in Section I, B. dealing with electric, gas and communication service.

Jones recommended that the side yard setback be shown as 15' with the standard language regarding garage access being added.

This tract was reviewed for a Sketch Plat by the TAC on May 20, 1993, but has changed since the property to the east (Colefax Hill East) is being platted.

Staff would offer the following comments and/or conditions:

1. The tract is currently zoned RS-2 but the front building lines shown are for RS-3. The applicant may opt to go to the Board of Adjustment for the 5' reduction. In addition, the 20' side yard (building line) exceeds that required by the RS-2 zoning.
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.
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 owner(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. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
13. 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.)
14. 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.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.
18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for stormwater facilities and PUD information, as applicable.
19. This plat has been referred to Jenks, Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.

20. 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.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of Cotner, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of COLEFAX HILL subject to all conditions listed above.

Staff Comments

Mr. Jones announced that interested parties are in attendance. He presented a land use map displaying Colefax Hill and Colefax Hill East subdivisions. Mr. Jones pointed out that Colefax Hill East, which abuts the subject property, only has access through Colefax Hill. He noted that the same engineer is working on both projects and both subdivisions are expected to be filed simultaneously.

VOTE FROM 11-17-93

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Carnes, Dick, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Pace "absent") to **APPROVE** the Preliminary Plat of Colefax Hill subject to conditions recommended by Staff.

Mr. Jones announced that there has been redesign of Colefax Hill East which necessitates the change in Colefax Hill. He noted that the original Colefax Hill had an additional cul-de-sac accessing the property to the east. Mr. Jones informed that the property will now have access off 91st Street so the deleted cul-de-sac is no longer required and an additional lot has been added. He informed that this version was not reviewed at the TAC meeting, although he held impromptu discussions with some members of TAC and concluded that it was not necessary to reprocess the application. Mr. Jones advised that Staff recommends **APPROVAL** of the revised PRELIMINARY PLAT as submitted.

TMAPC Comments

There was considerable discussion among the Planning Commission over the length of the northern most cul-de-sac on East 89th Street South and proper access and concern over landlocking the tract to the east.

Mr. Jones explained that the cul-de-sac in question will be part of Colefax Hill East and a waiver of Subdivision Regulations was not needed at the time of Preliminary Plat. He indicated access onto 91st Street and explained that Colefax Hill East is in preliminary stage.

The applicant was not in attendance.

Mr. Carnes made a motion to continue this item for 30 days until both Colefax Hill and Colefax Hill East are ready for preliminary plat. The motion was seconded by Mr. Midget.

Mr. Jones expressed concern over the possibility that Colefax Hill East may not be ready for platting for several years.

Mr. Carnes explained that he could not support this plat primarily due to the excessive length of the northernmost cul-de-sac.

Mr. Jones asked what would happen should a waiver of subdivision regulations be requested.

Mr. Gardner explained that the Planning Commission is not being asked to waive subdivision regulations at present, but it is being proposed for a later date. He noted that there is access to Sheridan.

Staff indicated that they will have no problem recommending the waiver.

Mr. Carnes withdrew his motion.

Mr. Stump advised that Subdivision Regulations set forth a waiver process due to unusual topographic or development patterns. He noted that the partial development of townhomes to the east and topography of the steep terrain accessing Sheridan are unusual and unique conditions which could justify a waiver.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-1-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; Midget "nay"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the PRELIMINARY PLAT of Colefax Hill subject to conditions recommended by Staff.

* * * * *

Oakview Terrace (2093)

(PD-6)(CD-9)

Northeast corner of East 38th Street South and South Atlanta Place.

Jones presented the plat with Adrian Smith in attendance at the TAC meeting.

Jones noted the 45' radius cul-de-sac and stated that a Plat Waiver would be required if less than the minimum 50'.

Adrian Smith stated that the paving width would be the same as a standard cul-de-sac.

French requested that the engineer investigate the actual distance between the property line and the curb of South Atlanta Place since it has a slight curve.

Hill recommended that the word "East" be added to the Deed of Dedication, Section B.1.

Morris stated that a water and sewer extension would be required and that Staff condition number 5 refer to "sanitary" sewer.

Oakview Terrace represents a typical infill redevelopment where a large tract containing a single-family dwelling is subdivided into smaller lots with the original dwelling removed. This plat consists of 2.51 acres, 8 lots and has an underlying zoning of RS-2.

Staff would offer the following conditions and/or recommendations:

1. Identify abutting property as platted and West Oak Addition.

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.
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. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).

11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic)/County Engineer. Include applicable language in covenants.
13. It is recommended that the developer coordinate with the Department of Public Works (Traffic) or County 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.)
14. 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.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.

18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
19. 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.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the Preliminary Plat for Oakview Terrace, subject to all conditions listed above.

Staff Comments

Mr. Jones reminded the Planning Commission that they reviewed this preliminary plat approximately 30 days ago, at which time they decided to continue it to allow time to resolve the ownership issue of an 11' strip of land on the west side of the subject tract. He announced that the engineer and representatives of the developer are present. Mr. Jones noted that at the TAC meeting of March 3, Oakview Terrace Amended, which is a revision of the subject plat excluding the 11' strip, will be reviewed. He expects that if it is reviewed by TAC, it will then come before the Planning Commission March 16. Mr. Jones also addressed the ownership issue of the 11' strip, noting that during preliminary plat, ownership is not an issue. However, if developers do not obtain ownership of this strip, then the subject plat is moot.

Applicant's Comments

Jeff Levinson

35 East 18th Street

Mr. Levinson, attorney for the applicant, informed that the proposed plat does not require rezoning, and is consistent with RS-2 zoning, meeting or exceeding all requirements. He quoted from a provision from the Subdivision Regulations 2.3.3.C. He submitted that private issues between the parties must be resolved, hopefully amicably, and this is not the proper form for resolution of those disputes.

Ms. Wilson asked if Mr. Levinson has attempted to resolve ownership over the last 30 days.

Mr. Levinson advised that he was not involved in speaking with the owners; however, he understands that some discussion has taken place. He noted that he now has a signed copy of a document agreeing to convey the 11' strip of land, which he contends to be a contract.

Interested Parties

Barry von Hartitzsch

2532 East 38th Street 74105

Harrison Townes

2685 East 38th Street 74105

President, Greater Oakview Estates Homeowners Association

Mr. Townes explained that area residents feel the proposed development is not in the best interest of the neighborhood and not compatible with surrounding structures, and suggests that there are environmental problems which have not yet been addressed. He informed that Barry von Hartitzsch, who had to leave, was in attendance to attest to current drainage problems the subject area causes across his property. He noted that there are no storm sewers or curbs, and with the amount of concrete and asphalt the development will contain, it will create an even more severe drainage problem, with the excessive number of homes being proposed for the tract.

Mr. Doherty informed that present zoning allows for the proposed eight homes to be constructed at this location, and so long as Subdivision Regulations are being met, construction cannot be prohibited. He noted that drainage is an issue for final plat and will be addressed by the Public Works Department at the time of final plat.

Steve Schuller

525 South Main #1111 74103

Mr. Schuller, attorney for the Greater Oakview Estates Homeowners Association and various property owners in the vicinity, declared that there are serious considerations which make the proposed plat a poor one. He noted that although the property is zoned RS-2, under Subdivision Regulations the Planning Commission is required to consider the entire neighborhood. Oakview Estates, surrounding this tract, is zoned RS-1 and its homes and lots are much larger than those proposed for the subject eight tracts. Mr. Schuller declared that it makes no sense to cram the proposed construction into an area with much larger properties and houses surrounding them. He also voiced concern that increased population will cause further traffic congestion in the area. He perceived that the streets are not properly arranged and may be a hindrance in an emergency situation. Mr. Schuller also addressed the ownership issue of the 11' strip. He noted that without ownership of the 11' strip, access to South Atlanta is not possible. He conceded that there is an access easement across a small portion of the 11' strip slightly over from where it is shown on the plat, and questioned whether the access easement is sufficient for access to the proposed subdivision if this easement cannot be dedicated for street purposes.

Lloyd Pruett

3710 South Atlanta Place 74105

Mr. Pruett, whose residence is directly across from the proposed development, expressed concern over the homes proposed being half the size of those existing, with the lots being one-quarter the size of those existing. He deemed that in some neighborhoods this type of development would be welcome; however, in this neighborhood it is not.

Ms. Wilson asked what Mr. Pruett would consider an appropriate number of lots for the proposed plat.

Mr. Pruett informed that a previous individual interested in purchasing the property proposed a development of five homes, which area homeowners approved. Mr. Pruett stressed the importance of preserving the character of the community.

Applicant's Rebuttal

Mr. Levinson pointed out that the proposed plat meets or exceeds all the zoning requirements.

TMAPC Review Session

Mr. Doherty questioned the radius of the cul-de-sac.

Mr. Jones informed that the plat indicates a 45' radius, which is below Subdivision Regulations. At the TAC meeting it was pointed out to the engineer this would require a waiver of Subdivision Regulations, and the engineer agreed to expand the radius to 50' in order to meet the Subdivision Regulations.

Commissioner Harris recalled from the February 2 meeting that the owner of the 11' strip declared that he would not sell that property unless and until the plan is reduced to five home sites.

Chairman Doherty declared that the 11' strip is a private contract dispute. Staff recommendation states that the plat meets Subdivision Regulations and on a preliminary plat ownership is not a prerequisite.

Mr. Neely questioned if ownership at preliminary plat is critical and if there is not an easement to South Atlanta Place, if this was a reason for denial.

Mr. Linker advised that if it is denied for that reason, the Planning Commission is taking the position that the developer has no legal right to the strip and is taking one side's argument. He advised that to avoid getting into that controversy, if the preliminary plat meets Subdivision Regulations, the Planning Commission should approve it; if the developer is not able to obtain ownership, then platting cannot be completed.

Ms. Pace questioned the number of lots which would be allowed for the plat, disallowing the 11' strip.

Mr. Jones replied that the same number of lots, eight, would be allowed; the lots would be slightly smaller, but would still meet all RS-2 bulk and area requirements. Mr. Jones explained that he must view the situation as if the developer can purchase the 11' strip, and have the right of access all along the strip not bound by the access point. However, if the applicant cannot purchase the strip then the access point must be relocated through the mutual access easement. He explained that will require the cul-de-sac to be slightly relocated.

Mr. Doherty referred to Mr. Schuller's suggestion that easement does not constitute access for dedication to a street, and he asked Mr. Linker to respond.

Mr. Linker stated that he would have to research this before responding.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **4-4-0** (Doherty, Neely, Pace, Wilson "aye"; Carnes, Harris, Horner, Midget "nay"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the **PRELIMINARY PLAT** of Oakview Terrace subject to conditions recommended by Staff.

MOTION FAILED.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-2-0** (Carnes, Harris, Horner, Midget, Pace, Wilson "aye"; Doherty, Neely "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **DENY** the **PRELIMINARY PLAT** of Oakview Terrace subject to conditions recommended by Staff.

* * * * *

Millicent Crossing (PUD-364)(1984)

(PD-26)(CD-8)

North and east of the northeast corner of East 101st Street South and South Mingo Road.

Jones presented the plat with Sanders in attendance at the TAC meeting.

Jones noted the pedestrian access required to the north, with Sanders stated a sidewalk along Mingo Road was planned.

French suggested the applicant meet with representatives of the school to try and determine the most appropriate access.

Hill recommended either a 15' utility easement along the rear yards of Lots 19-25, Block 1 or provide additional easement along the west side of Reserve "A".

Cotner suggested a full-size reproduction of the plat from Sanders for the addresses.

This 23.8-acre subdivision was reviewed by the TAC on December 2, 1993 and was given Preliminary Plat approval by the TMAPC on December 15, 1993. This plat reflects the previous conditions and additional property (0.7 acres) was also included.

Staff would offer the following conditions and/or recommendations:

1. 35' setback required from arterial streets. A Minor Amendment would be required to permit 30'.
2. Side building lines are inconsistent within the plat. Staff would recommend 15' side yards with the standard wording on the face of the plat for 20' side yards with garage access.
3. All conditions of PUD-364 shall be met prior to release of the 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.
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.
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).
10. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
11. Street names shall be approved by the Department of Public Works and shown on plat.
12. All curve data, including corner radii, shall be shown on final plat as applicable.
13. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
14. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
15. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
16. 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.)
17. 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.
18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
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. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
22. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.

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.

On the **MOTION** of **MILLER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **MILLICENT CROSSING**, subject to all conditions listed above.

Staff Comments

Mr. Jones pointed out that Union Public Schools has purchased the property to the north and at a previous TMAPC meeting the Planning Commission approved a major amendment to the PUD to allow a school. He noted that Subdivision Regulations require some form of pedestrian access be required to connect the subject subdivision and the school parcel to the north. At the TAC meeting the engineer stated that since the cul-de-sac is so short, the pedestrian access may be on Mingo Road via a sidewalk, which is being proposed. Mr. Jones informed that it was recommended that the engineer meet with Union Public Schools to determine where the school wants this access. He noted that if the access is not located within the subdivision plat it will require a waiver of Subdivision Regulations.

The engineer was in attendance.

In response to a question from Mr. Neely, Mr. Jones informed that the Planning Commission required a stub street accessing the property to the east, which is East 99th Street.

Applicant's Comments

Dave Sanders

1205 South Redbud Avenue, Broken Arrow

Mr. Sanders, engineer for the project, explained that since the length of the street entering the project from Mingo is short, it was preferable to have a sidewalk constructed along Mingo and extending to the school grounds. Mr. Sanders disclosed that he is not sure where the detention pond or parking lot will be on the Union school site. He deemed that it would be as safe, if not safer, to have a sidewalk along the arterial.

It was the consensus of the Planning Commission to place a condition on the preliminary approval for a pedestrian access within the subdivision with the location, subject to approval of Union School.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the **PRELIMINARY PLAT** of Millicent Crossing subject to approval by Union Public Schools of a pedestrian access location and subject to conditions recommended by Staff.

* * * * *

Jim Norton Center (PUD-411)(2483) (PD-26)(CD-8)
Southeast corner of East 98th Street South and South Memorial Drive

Jones presented the plat with Jerry Emanuel in attendance.

Jones recommended the standard 17.5' perimeter utility easement and Emanuel stated he would prefer 11' on the inside of this plat and 11' filed by separate instrument on the adjoining property. The TAC was in agreement to that option.

Hill recommended a provision in the Deed of Dedication for overhead pole on the perimeter.

Miller pointed out that the arrows which show the ONG high pressure gas line were incorrect and the line was actually five feet inside the subject property.

Considerable discussion was made in regards to the existing easement along South Memorial Drive.

Jim Norton Center is a 3.99-acre, one-lot subdivision that has been approved in PUD-411 for automobile sales. This property is part of Development Area 2 within the PUD with Development Area 2 totaling 8.8 acres.

Staff would offer the following conditions and/or recommendations:

1. Show centerline of South Memorial Drive.
2. 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. Include PUD approval date and references to Section 1100-1107 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 lines and/or lot lines.
4. 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.
5. 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).
6. 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.
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).

9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
13. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
14. 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.)
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.
17. The key or location map shall be complete.
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. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
20. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
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.
22. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **HILL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **JIM NORTON CENTER**, subject to all conditions listed above.

Ted Sack was present representing the applicant.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the Plat of JIM NORTON CENTER subject to conditions recommended by Staff.

* * * * *

7700 Riverside Park (PUD-128-E)(783) (PD-18)(CD-2)

South of the southwest corner of Riverside Drive and East 71st Street South.

Jones presented the Preliminary Plat with Biesemeyer in attendance at the TAC meeting.

Jones recommended a 17.5' perimeter easement be shown along the south and west sides of the plat.

Cotner noted that the abutting property was owned by the Tulsa Public Facilities Authority.

Biesemeyer stated that the perimeter easement may interfere with building locations and that he may try and obtain an easement on the outside of the property.

French recommended that as a condition of the PUD Site Plan, the northern access point be redesigned.

Jones recommended the changes on the face of the plat.

7700 Riverside Park is a two-lot multifamily plat which contains 15.88 acres. This property is part of PUD-128-E and is subject to Detail Site Plan review by the TMAPC.

Staff would offer the following conditions and/or recommendations for the Preliminary Plat:

1. All conditions of PUD-128-E 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.
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. Street names shall be approved by the Department of Public Works/County Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
13. 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.)
14. 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.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.
18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
19. This plat has been referred to Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
20. 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.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **HILL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **7700 RIVERSIDE PARK**, subject to all conditions listed above.

TMAPC Comments

Ms. Wilson question whether a planned extension of the jogging trail through the proposed development was reflected on the plat.

Mr. Stump informed that park land surrounds this development; trails will be on the park land and not on the apartment complex development. However, there will be access from the complex to the park.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** Plat of 7700 RIVERSIDE PARK subject to conditions recommended by Staff.

* * * * *

Woodland Hills Plaza (PUD-507) (1283) Sack (PD-18)(CD-7)

East of the southeast corner of East 71st Street South and South Memorial Drive.

Jones presented the plat with Ted Sack in attendance at the TAC meeting.

Jones suggested the standard 17.5' utility easement along East 71st Street South and Miller agreed it was needed.

Discussion was made about fees in lieu of stormwater detention or if detention would be required. It was determined that the engineer will work with the Department of Public Works to determine which option may be used.

French suggested a street name should be placed on the mutual access easement since it provides access to the multifamily area. In addition, as a condition of the PUD, a mutual access easement should be provided to the property to the east and this access point should be south of the entrance island.

French noted that a PFPI would be required.

Woodland Hills Plaza is a 24.33-acre subdivision which contains two lots. According to the PUD Site Plan, the northern lot, or Lot 1, will be used for commercial uses and the southern lot, or Lot 2, will be used for multifamily. The pending rezoning application and Planned Unit Development number 507 are scheduled to be heard by the TMAPC on January 12, 1994. This Preliminary Plat will not be transmitted to the TMAPC until the rezoning ordinance has been published.

Staff would offer the following comments and/or conditions:

1. All conditions of PUD-507 shall be met prior to release of the 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.
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. Street names shall be approved by the Department of Public Works (County Engineer) and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
13. 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.)
14. 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.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.

17. 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.
18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
19. The Zoning Application Z-6433 and PUD-507 shall be approved and the ordinance therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
20. This plat has been referred to Broken Arrow and Bixby because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
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.
22. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of WOODLAND HILLS PLAZA, subject to all conditions listed above.

TMAPC Comments

The Planning Commissioners recalled that they placed a condition on this plat requiring that the two parties involved agree on mutual access.

Ted Sack, engineer, informed that the two parties are presently working on mutual access; however, final agreement has not been reached.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the PRELIMINARY PLAT of Woodland Hills Plaza contingent on establishment of mutual access point and subject to conditions recommended by Staff.

* * * * *

PLAT WAIVER REQUEST: SECTION 213 & SECTION 260:

BOA-16440 (Rosehill Ranch)(2692) (PD-9)(CD-2)
4301 South Union Avenue.

Jones presented the request with Short in attendance at the TAC meeting.

Jones explained the separate instruments that must be filed of record.

French discussed the Major Street Plan requirement and the 35' of right-of-way offered with this Plat Waiver.

The Board of Adjustment approved church use in August, 1993 (BOA-16102) and has since approved and denied a number of variances in two other applications (BOA-16440 and BOA-16531). The TAC reviewed the Plat Waiver on September 2, 1993 and recommended to continue the request in order to give the applicant additional time to revise the plot plan.

Based on the overall size of the tract and the existing Rosehill Ranch subdivision plat, Staff would recommend APPROVAL of the Plat Waiver subject to the following conditions:

1. Dedication of additional right-of-way on South Union Avenue to meet either the Major Street and Highway Plan (50 feet) of dedication of a total of 35 feet for South Union Avenue and a waiver of the Subdivision Regulations that require full dedication.
2. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
3. Access control agreement if required by the Department of Public Works (Traffic Engineering).
4. Utility extensions and/or easements if needed.
5. Subject to all Board of Adjustment conditions of approval.

NOTE: This property is located in both a Zone "B" and Zone "C" flood area. Development constraints may apply.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** and to **DENY** the **WAIVER OF SUBDIVISION REGULATIONS**, subject to all conditions listed above.

TMAPC Comments

Mr. Doherty questioned which of the Subdivision Regulations is being waived.

Mr. Jones explained that a waiver is needed for the dedication on South Union Avenue, dedicating only 35' of right-of-way rather than the required 50'. He informed that Traffic Engineering was in agreement with the 35' setback request.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the PLAT WAIVER of BOA 16440 and **APPROVE** the WAIVER of Subdivision Regulations.

* * * * *

CBOA-1232 (Unplatted)(891)

(PD-23)(County)

Northeast corner of West 21st Street South and South 161st West Avenue.

Jones presented the request with several representatives in attendance at the TAC meeting.

Jones explained the discussion with Williams Pipeline in regard to the pipeline and easement.

Jones and Rains discussed the 24.75' right-of-way existing and the need for any additional dedication.

This request is to waive the platting requirement for an existing church that proposes to expand. County Board of Adjustment case number 1232 approved church use on February 15, 1994 subject to the submitted Site Plan. Existing right-of-way appears to meet the Major Street Plan and the overall tract size is less than 2.5 acres.

Staff would recommend **APPROVAL** of the Plat Waiver subject to the following conditions:

1. Utility extensions and/or easements if needed.
2. Grading and/or drainage plan approval by the County Engineer in the permit process.
3. Review and approval of Williams Pipeline to construct over the easement and pipeline.

On the **MOTION** of **RAINS**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** and **DENIAL** of the **SUBDIVISION REGULATION WAIVER** in regard to the right-of-way.

Staff Comments

Mr. Jones explained that the church is requesting to add a canopy. He informed that Williams Pipeline does not want the canopy over their pipeline. The applicant is proposing to move the canopy to the other side of the building, placing it next to the new addition. He deemed the changes not to be significant enough to present to the TAC again since the same easements, drainage, and grading plans will still apply. Mr. Jones advised that Staff recommends **APPROVAL** of the plat waiver subject to the revised plan as presented.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the **WAIVER OF PLAT** for CBOA-1232 and **WAIVE** the Subdivision Regulations requiring conformance with the Street Plan per Staff recommendation.

* * * * *

FINAL APPROVAL AND RELEASE:

Garnett-61 Storage (684)

(PD-18)(CD-8)

West of the SW/c of East 61st Street South and South Garnett Road.

Staff Comments

Mr. Jones advised that all release letters have been received and the Legal Department is in the final stages of reviewing the Deed of Dedication and Restrictive Covenants. Staff was recommending **APPROVAL** subject to the final approval of the Legal Department.

The applicant was in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the **FINAL PLAT** of Garnett-61 Storage and **RELEASE** same as having met all conditions of approval as recommended by Staff and subject to final approval of the Legal Department.

* * * * *

The Harmon Foundation Science Center (PUD-276-A)(2293)(PD-6)(CD-7)

NE/c of East 41st Street South & South Hudson Avenue.

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval subject to approval by the Legal Department.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Carnes, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; Doherty "abstaining"; Ballard, Broussard, Parmele "absent") to **APPROVE** the **FINAL PLAT** of The Harmon Foundation Science Center and **RELEASE** same as having met all conditions of approval as recommended by Staff and subject to approval by the Legal Department.

* * * * *

Hyde Park Second (PUD-260-B)(383)
NE/c of East 71st Street South & South Yale Avenue.

(PD-18)(CD-7)

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval subject to approval by the Legal Department.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** the FINAL PLAT of Hyde Park Second and **RELEASE** same as having met all conditions of approval as recommended by Staff and subject to approval by the Legal Department.

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LOT-SPLIT FOR WAIVER:

L-17810 Weston (2782)
NW/c of West 111th Street South & South 33rd West Avenue.

(PD-22)(County)

Jones presented the request with Cleverdon in attendance at the TAC meeting.

Rains pointed out that the INCOG case map was incorrect in regard to right-of-way. Only 24.75' of right-of-way exists on both streets.

Cleverdon stated that he thought the requested 20' of right-of-way would be acceptable and that he would check with his clients.

It is proposed to split an approximate 1.74-acre tract from this 10.0-acre tract. The tract currently contains a single-family dwelling. The Major Street Plan indicates that West 111th Street and South 33rd West Avenue require 100 feet of right-of-way.

Applicant is requesting waiver of right-of-way requirements on South 33rd West Avenue due to the existing residence being only 36.5' from the road.

Staff recommends 20' of right-of-way be obtained on the west side of South 33rd West Avenue. Land use maps currently indicate 50' of dedication on the east side of South 33rd West Avenue and according to the aerial map, homes on the east side of the street sit far enough away from the road that further dedication could be obtained on the east side.

On the **MOTION** of **RAINS**, the Technical Advisory Committee voted unanimously to recommend **DENIAL** of the **SUBDIVISION REGULATION WAIVER**, but agreed the recommended 20' dedication would adequately serve the County.

Comments

Mr. Cleverdon was in attendance, representative for the applicant, and expressed agreement with Staff recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** Lot-Split L-17810 for **WAIVER** subject to Staff recommendation and **WAIVER** of Subdivision Regulations.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-17659 Charles Cline, Jr. (2692)</u> 1416 W. 47th St.	(PD-9)(CD-2) RS-3
<u>L-17844 Kenneth R. Maxwell (1990)</u> 3921 S. Coyote Trail	(PD-23)(County) AG
<u>L-17847 Nancy Berry (583)</u> 6968 S. Birmingham Pl.	(PD-18)(CD-9) RS-1
<u>L-17848 Gary & Kathleen Miller (983)</u> 4363 E. 72nd St. S.	(PD-18)(CD-8) RS-3
<u>L-17849 Marvin L. Wynn (3093)</u> 1407 E. 42nd St. S.	(PD-6)(CD-9) RS-3
<u>L-17851 TDA (2502)</u> N. of Queen on N. Greenwood Ave.	(PD-2)(CD-1) RS-4
<u>L-17852 Duane & Sandra Brown (2572)</u> 16800 S. Peoria	(PD-21)(County) AG
<u>L-17853 John & Doris French (1482)</u> 8160 S. Elwood Ave.	(PD-8)(CD-2) AG
<u>L-17854 Stephens Property Company (983)</u> 4300 E. 71st St. S.	(PD-18)(CD-8)

Staff Comments

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** to **RATIFY** the above-listed lot-splits having received prior approval.

OTHER BUSINESS:

PUD-481: Detail Sign and Landscape Plans - Lot 4, Block 1, Mingo Marketplace - west of the northwest corner of East 71st Street South and the Mingo Valley Expressway.

DETAIL SIGN PLAN

The applicant is proposing a 25' high, 75 SF ground sign and wall signs on the north and south sides of the Braum's restaurant. The proposed signs comply with the PUD conditions; therefore, Staff recommends **APPROVAL**.

DETAIL LANDSCAPE PLAN

The proposed landscape plan complies with Chapter 10 of the Zoning Code, but the four Pin Oaks proposed on the north side of the lot do not have appropriate growth characteristics for the locations shown. They also do not match the trees on the other side of the street, which are Summit Green Ash. Staff would recommend **APPROVAL** of the landscape plan subject to all the Pin Oaks being replaced with Summit Green Ash and all trees on the lot being at least 2 1/2" in caliper.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** PUD 481 **DETAIL SIGN** and **LANDSCAPE PLAN** as recommended by Staff.

PUD-388-B: Detail Landscape Plan for Development Areas 1, 2 and 3 - 6840 South Trenton Avenue.

Staff has reviewed the Landscape Plan for all three development areas in PUD-388-B and finds them to be in conformance with the PUD conditions. Staff recommends **APPROVAL** with the condition that all landscaped areas be serviced by an irrigation system.

TMAPC Action; 6 members present:

On **MOTION** of , the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Parmele "absent") to **APPROVE** PUD 388-B **LANDSCAPE PLAN** as recommended by Staff.

PUD-128-E: Detail Site and Sign Plans - west side of Riverside Parkway at East 77th Street South.

DETAIL SITE PLAN

The proposal is for a 288-unit apartment complex in Phase I of Development Area FG. They are proposing 168 one-bedroom units and 120 two-bedroom units with 507 parking spaces provided. Livability space is 144,117 SF, or 38% of the development (500 SF per D.U.). The site plan complies with the PUD standards; therefore, Staff recommends **APPROVAL**.

DETAIL SIGN PLAN

The applicant is proposing a 20 SF ground sign at the north entrance of the apartment complex. Staff recommends **APPROVAL**.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Parmele "absent") to **APPROVE** PUD 128-E SITE AND SIGN PLAN for Development Area FG as recommended by Staff.

* * * * *

Consider initiating a rezoning of the Lincoln-Dunbar Neighborhood from RM-1 and RM-2 to RS-4 by the Planning Commission.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Parmele "absent") to **INSTRUCT** Staff to set for Public Hearing Rezoning of the Lincoln-Dunbar Neighborhood from RM-1 and RM-2 to RS-3 for April 13, 1994.

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There being no further business, the Chairman declared the meeting adjourned at 4:10 p.m.

Date Approved: 3/16/94

Jack H. Neely
Vice Chairman

ATTEST:

James R. Robert
Secretary