

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2039

Wednesday, October 4, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Boyle, 2nd Vice
Chairman
Carnes,
Chairman
Gray, Secretary
Homer
Ledford
Pace

Members Absent

Doherty
Midget
Selph
Taylor

Staff Present

Gardner
Hester
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, October 2, 1995 at 10:36 a.m., in the office of the County Clerk at 10:41 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:36 p.m.

Minutes:

Approval of the minutes of September 20, 1995, Meeting No. 2037:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** the minutes of the meeting of September 20, 1995 Meeting No. 2037.

REPORTS:

Committee Reports:

Comprehensive Plan Committee

Ms. Gray announced that the Comprehensive Plan Committee met at 11:30 a.m. to review the North Peoria Study and recommended that it be set for public hearing. After discussion it was determined that the public hearing should be set for mid-November.

Director's Report:

Mr. Gardner informed that the Tulsa Preservation Commission has appealed TMAPC's denial for Historic Preservation (HP) overlay zoning of Brady Heights to the City Council. Chairman Carnes instructed Staff to transmit a letter to City Council to request that the item be referred to the Planning Commission for additional review.

SUBDIVISIONS:

PRELIMINARY PLAT:

Savoy Villas (PUD 534) (3193)

(PD-18) (CD-9)

South Lewis Avenue at East 55th Place South.

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

Somdecerff requested a 15' radius of addition street right-of-way at the intersection of East 55th Court South and South Zunis Avenue.

Ledford noted that a security gate would be located at either end of the development and utility companies would have access.

This plat includes 2.5 acre mixed use, office and residential, subdivision which is PUD 534. As permitted by the PUD, the east two lots are to be developed for office use and the balance of the property for attached single-family use. The development will be served by a private street and mutual access easement.

Staff would offer the following comments and/or recommendations:

1. Waiver of Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 40' (1" = 100' required).
2. All conditions of PUD-534 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 shall be tied to or related to property line and/or lot lines.
4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 owner(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 & Sewer) prior to release of final plat.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
9. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
10. Street names shall be approved by the Department of Public Works/County Engineer and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
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 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 during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)

21. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
22. 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.
23. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 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 Savoy Villas, subject to all conditions listed above.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC 6-0-1 (Ballard, Boyle, Carnes, Gray, Horner, Pace "aye"; no "nays"; Ledford "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** the PRELIMINARY PLAT for Savoy Villas and **WAIVE** the Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 40' as recommended by Staff.

St. James United Methodist Church Amended (3483) (PD-26) (CD-8)
East of the southeast corner of East 111th Street South & South Yale Avenue.

Jones presented the plat with Jack Cox present at the TAC meeting.

McGill stated that an additional fire hydrant may be required and that access to the complex should be approved by the Fire Department.

Miller stated that a 3" gas line existed on the property and should be shown on the plat with a book and page.

St. James United Methodist Church Amended is a replat of St. James United Methodist Church and an unplatted six acres abutting to the west.

Staff would offer the following comments and/or recommendations:

1. Since the subdivision plat is a replat of existing property, the applicant will be subject to Oklahoma State Statute 11 OS 42-106.

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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
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. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
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 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 plat release.)
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, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
19. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
20. This plat has been referred to Broken Arrow, Jenks 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 provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
22. All other Subdivision Regulations shall be met prior to release of final plat.

On the Motion of Somdecerff, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary plat of St. James United Methodist Church Amended, subject to all conditions listed above.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** the PRELIMINARY PLAT for St. James United Methodist Church Amended as recommended by Staff.

* * * * *

South of the southwest corner of East 41st Street South & South Garnett Road.

Jones presented the plat with Greg Weisz in attendance at the TAC meeting.

Both McGill and Edwards requested to review a water line and fire hydrant layout early in the plat process.

Pierce stated that a blanket easement would be required prior to construction and then reduced to specific easements after line are in place. Weisz was in agreement with the condition.

The Gardens is a 10-acre subdivision which contains one lot and is proposed for multifamily use. The City Council approved a corridor site plan (which is substantially different from the plan submitted) on November 17, 1995.

Staff would offer the following comments and/or recommendations:

1. All conditions of Corridor Site plan Z-5444-SP-3 shall be met.
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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
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. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
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 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 plat release.)
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, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
19. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
20. This plat has been referred to 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 provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
22. All other Subdivision Regulations shall be met prior to release of final plat.

On the Motion of Pierce, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary plat of The Gardens, subject to all conditions listed above.

TMAPC Action; 7 members present:

On **MOTION** of **BALLARD**, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** the **PRELIMINARY PLAT** for The Gardens as recommended by Staff.

* * * * *

PLAT WAIVER, SECTION 213:

BOA-17178 (Budd Addition) (1693) (PD-4) (CD-4)
West of the northwest corner of East 28th Street South & South Yale Avenue.

Jones presented the plat with no representatives present at the TAC meeting.

Right-of-way for South Yale Avenue was discussed, but it was determined that since the subject tract did not abut Yale no additional right-of-way could be requested.

Board of Adjustment application 17178 is a request to permit church use and off-street parking on lot 2, block 1, which is located west of the northwest corner of East 28th Street South & South Yale Avenue. BOA-8041 approved off-street parking on lots 1, 3, and 4 in 1973.

Based on the size of the tract and the existing subdivision plat, Staff would recommend approval of the plat waiver for BOA-17178, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the **MOTION** of French, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for BOA-17178, subject to all conditions listed above.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** **PLAT WAIVER** for BOA-17178 as recommended by Staff.

* * * * *

BOA-17152 (East Highlands) (593)
25 South Atlanta

(PD-3) (CD-3)

Jones presented the plat waiver with no representative in attendance at the TAC meeting.

Somdecerrff requested 25' radius of additional right-of-way at the corners.

Board of Adjustment application 17152 is a request to permit church use, for an existing church, at the southeast corner of East Admiral and South Atlanta. The Board approved the request on September 13, per plot plan submitted.

Based on the size of the tract and the existing subdivision plat, Staff would recommend approval of the plat waiver for BOA-17152, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the MOTION of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for BOA-17152, subject to all conditions listed above.

Staff Comments

Mr. Jones informed that he has talked with a representative of the church who expressed agreement with Staff recommendation.

TMAPC Action; 7 members present:

On MOTION of BOYLE, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** PLAT WAIVER BOA-17152 as recommended by Staff.

LOT SPLITS FOR WAIVER OF THE SUBDIVISION REGULATIONS:

L-18138 Mattioni (L. Levy) (583)
6747 S. Timberlane Rd. (Continued from 9/20/95)

(PD-18)(CD-8)
RS-1

Chairman Carnes announced that he spoke with Mr. Levy, attorney for the applicant, who is in agreement with withdrawing the application.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **WITHDRAW** LOT SPLIT FOR WAIVER OF THE SUBDIVISION REGULATIONS L-18138.

* * * * *

L-18119 Wilma David (692)
500 South 73rd West Avenue.

(PD-10) (CD-County)
RS

Staff Comments

It is proposed to split an approximate 128' X 179' lot from an approximate 208' x 179' tract. The remainder of the tract will be attached to the adjacent property to the west. The 128' x 179' lot resulting from the split will meet current zoning standards for the RS district. This lot has an existing house, is served by a public water supply and has a septic system. The Tulsa City-County Health Department has deemed the lot-split acceptable for approval with conditions (see attached memorandum). However, because the lot does not meet the minimum lot size standards for its percolation rate set forth by the Subdivision Regulations (Section 4.11.2(a)), the applicant is requesting a waiver of said regulations.

The applicant is also asking for a waiver of roadway right-of-way dedication on S. 73rd W. Ave., which is the eastern boundary of the property. Thirty feet of dedication would be required according to the Major Street and Highway Plan. The existing dwelling is 16.4' from the eastern boundary.

Edwards pointed out that a water main enters the tract from the south and turns to the west for only a short distance. As proposed, the west tract would not abut a public water source.

Silva again stated that the Health Department might not have recommended approval knowing the lack of a public water source.

Jones stated that two waivers of the Subdivision Regulations would be required: 1) Waiver of lot size for septic tank, and 2) Waiver that a lot would not abut a public water supply.

On the **MOTION** of Edwards, the Technical Advisory Committee voted unanimously to recommend approval of the lot-split for waiver of the Subdivision Regulations, subject to the extension of a water main line to the west property line of the west lot.

Staff Comments

Mr. Jones explained that TAC was concerned that without a proper easement the service line could be severed and the property would then have no water service. He advised that Public Works wants the water main extended and that deeds would not be released until there is evidence that the water line is installed or there is money in escrow to install the main.

Applicant's Comments

Ms. David explained how her property is serviced by water and informed that her water meter is at the foot of the hill with a 2" service line extending to her house.

There was discussion among the Planning Commission of the possibility of a private easement across the easternmost property tying it to the lot-split.

Eric Goodman, potential purchaser of the western lot, explained that water service lines are in the road easement and each lot is serviced from that line.

Mr. Boyle made a motion for approval without the condition of extending the water main line to the west property line of the western lot. Ms. Ballard seconded the motion.

Interested Parties

Jeannie Natividad

449 South 79th West Avenue

Ms. Natividad explained that four additional houses on 79th West Avenue receive service from the water line to the David home. She declared that additional demand on the water lines will further increase problems experienced by low water pressure and with septic tanks.

After clarification of where the Mr. Goodman's home exists, across 74th West Avenue from the subject lot-split, Mr. Boyle withdrew his motion.

Rosalee Coddle

449 South 74th West Avenue

Ms. Coddle explained that there are four homes receiving water from her water meter which is 1,500' away from her house. She cited problems with water pressure and leakage and gave background information of water service to the area. Ms. Coddle expressed opposition to the lot-split.

There was considerable discussion as to how existing and proposed lots are served by water. It was agreed that the issues have been confusing and it is not appropriate to utilize a 2" line feeding four or more houses without fire protection. It was the consensus of the Planning Commission that this item should be returned to the Water and Sewer Department for additional information.

Mr. Boyle stated that he wants a clear depiction of meter, line and house locations to better understand the issues.

TMAPC Action; 7 members present:

On **MOTION** of **LEDFOORD**, the TMAPC **7-0-0** (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **CONTINUE** L-18119 to October 18, 1995.

L-18141 James & Roberta Horton (994)
1314 & 1324 South 135th East Avenue.

(PD-17) (CD-6)
RS-2

It is proposed to split an approximate 152.5' x 305' lot into two approximate 76.25' x 305' tracts. Currently there are two houses on one lot of record and the applicant wishes to create a separate lot for each dwelling. Both of the proposed tracts will meet current zoning standards for the RS-2 district. Both lots are served by a public water supply and each has its own separate septic system. The Tulsa City-County Health Department has deemed the lot-split acceptable for approval with conditions (see attached memorandum). However, because the lot does not meet the minimum lot size standards for its percolation rate set forth by the Subdivision Regulations (Section 4.11.2(a)), the applicant is requesting a waiver of said regulations.

Jones presented the request with no representatives in attendance at the TAC meeting.

On the MOTION of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the lot split for waiver of the Subdivision Regulations.

TMAPC Action; 7 members present:

On MOTION of BOYLE, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to APPROVE LOT SPLIT L-18141 and WAIVE THE SUBDIVISION REGULATIONS that requires a larger lot size for lots serviced by septic tanks as recommended by Staff.

* * * * *

L-18150 Earl Anderson & Genee Fitch (703)
1824 East 54th Street North & 5329 North Wheeling

(PD-25) (CD-1)
RS-3

It is proposed to split an approximate 136.25' x 320' lot into two approximate tracts, 180.79' x 136.25' and 139.21' x 136.25'. Currently there are two houses on one lot of record and the applicant wishes to create a separate lot for each dwelling. Both of the proposed tracts will meet current zoning standards for the RS-3 district. Both lots are served by a public water supply and each has its own separate septic system. The Tulsa City-County Health Department has deemed the lot-split acceptable for approval with conditions (see attached memorandum). However, because the lot does not meet the minimum lot size standards for its percolation rate set forth by the Subdivision Regulations (Section 4.11.2(a)), the applicant is requesting a waiver of said regulations.

Jones presented the waiver with no representative in attendance at the TAC meeting.

Edwards noted that the property to the south would not have direct access to a public water supply and the private 2" supply line would be crossing private property to serve the lot.

Jones pointed out that two waivers would need to be approved: 1. Waiver of the lot size for a septic tank, and, 2. Waiver that a lot not abut a public water supply.

Silva stated that the Health Department may not have recommended approval if the lot did not abut a public water source.

Somdecerrf recommended a 25' radius of additional right-of-way at the corner if Wheeling is open.

On the MOTION of Edwards, the Technical Advisory Committee voted unanimously to APPROVE the lot split for waiver of the Subdivision Regulations, subject to the extension of a water main to the south property line of the south lot.

Applicant's Comments

Ms. Fitch explained that there are two separate water meters for the two properties.

Mr. Jones clarified that the water main runs east and west off 54th Street North and from that line two 2" service lines are extended to serves each residence.

Mr. Boyle noted that since there are two houses in place with water that services both properties adequately, there does not seem to be a need for the condition of extending the water main to the south property line of the south lot.

Mr. Ledford deemed that an application such as this imposes an undue burden on the Planning Commission by TAC. He declared that this application should be reviewed by service connection and that they should relate details of water service. Mr. Ledford declared that such detail should be part of the lot-split application so the Planning Commission can be better informed to render a decision. He discerned that the information provided the Planning Commission is inadequate.

There was much discussion over the need to extend the water main in this particular situation.

Mr. Jones suggested imposing a condition that should the property to the south develop, then this property owner would be required to extend the water main at that time.

TMAPC Action; 7 members present:

On MOTION of BOYLE, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to APPROVE the LOT SPLIT L-18150 and WAIVE THE SUBDIVISION REGULATIONS as they relate to minimum lot size for lots using septic tanks and for the lot to abut a public water supply with no conditions.

* * * * *

LOT SPLITS FOR DISCUSSION

L-18149 Herbert Beattie (2093)
2445 East 36th Street South

(PD-6) (CD-9)
RS-1

It is proposed to split a tract of land into approximately two equal lots. This tract is described as Part of Lot 6, Block 4, Oakview Estates more particularly described as: Beginning at a point, the same being the Southwest corner of said Lot 6; thence North along the West line of Said Lot 6 a distance of 165.02 feet to a point, the same being the Northwest corner of said Lot 6; thence in a Easterly direction along the North line of said Lot 6 a distance of 205.5 feet to a point; thence South on a line parallel with the West line of said Lot 6 a distance of 150.9 feet to a point on the South line of said Lot 6; thence West along the South line of said Lot 6 a distance of 200 feet to the point and place of beginning. It is Staff's opinion that both lots will meet the Bulk and Area Requirements for the RS-1 District. However, there is an existing house on the property. The proposed lot-split would cut through the dwelling. The applicant is asking that the TMAPC approve this lot-split with the condition that no deeds be released on either of the newly created lots until the existing dwelling is removed from the property. Should this lot-split be granted, Staff would also require approval by Public Works before deeds are released.

TMAPC Action; 7 members present:

On **MOTION** of **PACE**, the TMAPC **7-0-0** (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** L-18149 as recommended by Staff and that deeds not be released until evidence is presented that the house has been razed.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- | | |
|---|-----------------------|
| L-18147 Bill & Renee Ryan (1582)
8249 S. Yukon | (PD-8)(CD-2)
RS-3 |
| L-18152 West Highlands Development Co. (J. Boyd) (1083)
Page Belcher Golf Course | (PD-8)(CD-2)
RS-3 |
| L-18153 James Chance (City of Tulsa) (684)
6125 S. Mingo | (PD-18c)(CD-8)
CS |
| L-18156 TPO/Gilcrease Hills Dev. Co. (City of Tulsa) (2102)
Northwest Young St. & Gilcrease Museum Rd. | (PD-11)(CD-1)
RM-1 |
| L-18157 Republic Financial Corp. (City of Tulsa) (3204)
118th E. Ave. & Archer | (PD-16)(CD-6)
RM-1 |
| L-18161 Bassam Fathi Rahal & Co. (S. Schuller) (1093)
6131 E. 21st St. | (PD-5)(CD-4)
CS |

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 **BOYLE**, the TMAPC **7-0-0** (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

ZONING PUBLIC HEARING

Application No.: **Z-5722-SP-7** - Corridor Site Plan
Applicant: Charles E. Norman
Location: Southwest corner of East 93rd Street South and Memorial Drive.
Date of Hearing: October 4, 1995
Presentation to TMAPC: Charles Norman

The applicant is proposing a 12,831 SF tire store with access only off 93rd Street. Mutual access north-south is provided from 93rd Street to the lot to the south on both the east and west sides of the lot. Wall signs are proposed on only the north side of the building and consist of a 25' high ground sign containing 110 SF of display surface area. The landscaping proposed does not meet the requirements of the Landscaping Chapter. One additional tree is needed in the Memorial Drive street yard and four additional trees are needed in the 93rd Street street yard. If the additional landscaping required is provided, the Corridor Site Plan would comply with the standards of major amendment PUD-405-E recommended for approval by TMAPC on September 27, 1995. Therefore, Staff recommends APPROVAL subject to compliance with the Landscape Chapter and approval of PUD-405-E by City Council as recommended by TMAPC.

Applicant's Comments

Mr. Norman, attorney for the applicant, expressed agreement with Staff recommendation.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of **BALLARD**, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to recommend **APPROVAL** of Z-5722-SP-7 Corridor Site Plan as recommended by Staff.

Application No.: **PUD 516-3** Minor Amendment
Applicant: Adrian Smith
Location: Southeast corner 101st Street & South Yale Avenue
Date of Hearing: October 4, 1995

The applicant is requesting amendment to the PUD to allow a reduction in the building setback for a portion of F and M Bank. The portion of the building in question is approximately 26' of the north elevation which faces 101st Street. The request comes as a result of a dimensioning error on the construction plans which was noticed after the building went to construction. The request if approved would allow a specific portion of the building to be located as follows:

NW corner of affected area - 95'* from centerline of 101st St.
NE corner of affected area - 95'* from centerline of 101st St.

The existing setback is a minimum of 100' from centerline.

Staff has reviewed the request and believes it to be occasioned by a good faith error. The approval of the request will, in Staff opinion, be compatible with the character and intent of the PUD.

Therefore, Staff recommends **APPROVAL** subject to the following:

- a) The area of reduced setback shall be limited to the 26'* pop-out on the north face of the building as shown on the submitted site plan.

*As amended by TMAPC.

TMAPC Comments

Mr. Ledford requested that the dimensions be rounded to whole numbers. Staff was in agreement.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of, the TMAPC 7-0-0 (Ballard, Boyle, Carnes, Gray, Horner, Ledford, Pace "aye"; no "nays"; "abstaining"; Doherty, Midget, Selph, Taylor "absent") to **APPROVE** PUD 516-3 as recommended by Staff with amendments.

There being no further business, the Chairman declared the meeting adjourned at 2:30 p.m.

Date Approved: _____

10/18/95

James R. [Signature]

Chairman

ATTEST:

Bobbie Gray
Secretary

